

**3/210 Balcombe Road, Mentone, Vic 3194**



**Unit For Sale**

Wednesday, 3 July 2024

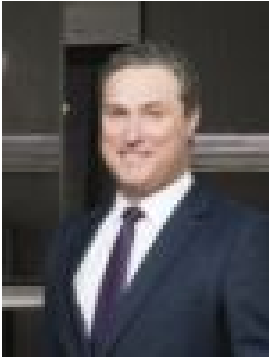
3/210 Balcombe Road, Mentone, Vic 3194

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Damien Murphy  
0411606163



Donna Brient  
0395860500

**\$600,000 - \$650,000**

Add a tenant, add a makeover, let this premier beach-side, village-edge location add to your lifestyle! Just a couple of blocks' walk to the station, shops and sand, this polished two bedroom unit is perfect to rent or enjoy ...or to upgrade with a value-adding makeover. Live with bay-windowed living oriented to afternoon sun and quiet rear bedrooms positioned for garden views, and see the value in glossy polished-boards, fresh paintwork and timeless timber venetian-blinds. Appointed with reverse-cycle air-conditioning, window furnishings and big built-in robes, there's all you need here to live the life or let a relaxed tenant live theirs. Alternatively, breathe new life into this spacious unit, by reconfiguring spacious kitchen-meals, opening up the adjacent walk-in pantry and large laundry, and styling up the big bright bathroom with separate WC. There's even scope to green up the generous courtyard beyond the secure garage! Whatever the plan, this value-added location will add to the rewards; just 250m to Mentone's historic retail and rail village, two blocks to the bay's most swimmable beach, an easy commute to the CBD and just down the line to Southland at a value-adding Mentone Girls and Beaumaris Secondary College Zone address. For more information, please contact Damien Murphy on 0411 606 163 from Barry Plant today. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.