

**3/228 Balcombe Road, Mentone, Vic 3194**



**Unit For Sale**

Tuesday, 25 June 2024

3/228 Balcombe Road, Mentone, Vic 3194

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 120 m2**

**Type: Unit**



Kevin Chokshi  
0430195517



Elise Russell  
0451197709

**\$650,000 - \$700,000**

The third in a gently elevated group of only four, this lovely two-bedroom home presents an opportunity to secure a premium getaway on the beach-side of the Nepean Hwy and within easy walking distance from absolutely everything. Mentone's vibrant shopping and dining village and train station within 600m away, and a great Charman Road strip even closer; the bay's most beautiful beaches, foreshore and walking trails along with all of Mentone's elite private schools just a short walk further - and Mentone Primary and Beaumaris and Mentone Girls' Secondary Colleges are all captured in this prized school zone! Showing off classic brick exteriors and lovely gardens within this tightly-held group - where the only other to exchange hands was way back in 2009 - this stylish property's charm continues beyond the front door to offer an unbeatable combination of comfort, quality and convenience. Beautifully renovated interiors featuring ducted gas heating plus an air-conditioner, polished timber floorboards and a fresh modern paint palette; stone surfaces, quality blinds, LED downlights, a single garage, great storage and a delightful sunny aspect. Two generous bedrooms with large robes, and a gorgeous renovated bathroom highlighted by both a bath and a shower, plus a handy laundry located off the kitchen, with loads of storage. Open plan living room, and a chic, eat-in entertainer's kitchen in white hues, equipped with quality stainless steel appliances including an induction cooktop, electric oven and a rangehood, generous stone benchtops, and an excellent amount of storage. Enjoy the ultimate outdoor lifestyle in the rear courtyard, where you can certainly level out a deck for entertaining friends. Splash some colour around with a vertical garden or an evergreen climbing pothos - a perfect backdrop to a great night with friends. This rare gem extends a golden opportunity to secure a premium home in a sought-after beachside Mentone address. PLEASE NOTE: \*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.\* Photo ID required at all open for inspections