

# Unit 1/56 Collins St, Mentone, Vic 3194



## Villa For Sale

Sunday, 23 June 2024

Unit 1/56 Collins St, Mentone, Vic 3194

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 110 m2**

**Type: Villa**



John Crouch  
0407819074



ALEXANDER Kenny  
0457491000

## **\$830,000 - \$910,000**

Stamp your own style and make your mark in a fabulous amenity-rich locale thanks to this impeccable, yet potential-loaded, 3-bedroom unit in the heart of beautiful Mentone. Just moments to the suburb's beating heart and within easy reach of the bay, this spacious street-fronted blank canvas includes a sun-drenched north-west-facing lounge, a casual meals/dining area and a well-equipped kitchen with lots of cupboard space. The three bedrooms share a central bathroom with separate WC, while also offered are a full laundry, ducted heating, evaporative cooling, a private easy-to-maintain courtyard and auto garage. The group of just three homes also has space onsite for visitors to park. With hardwood flooring underfoot and ready to enjoy, some easy cosmetic updates could completely transform the existing accommodation into an up-to-the-minute coastal showpiece for you to either move into or rent out. In the sought-after catchment zones for both Beaumaris and Mentone Girls' secondary colleges, this beachside-of-the-Highway address is close to numerous parks, championship golf courses, cafes and so much more for a lifestyle to envy. Property Code: 881