

# FOR SALE

## SPACIOUS APARTMENT WITH UNINTERRUPTED VIEWS!

This contemporary, spacious two-bedroom apartment is ideally situated on the top level, at the rear of the block, with uninterrupted views. Showcasing a new coat of paint throughout, the unit is ideally located close to all that Mentone/Parkdale has to offer and is just a short walk to the beach.

Without a doubt this apartment is designed especially for people who crave the essential balance between community and lifestyle. Why not enjoy the best of both?

- \* Well maintained brick and tile complex
- \* Thoroughly modern kitchen with large pantry
- \* 2 spacious bedrooms both with built-in wardrobes
- \* Master bedroom opens into a roomy bathroom with shower, bath and laundry
- \* Beautifully ventilated open-plan living space
- \* Covered parking for one vehicle
- \* Low Body Corporate Fees

### Approximate Distances:

A short 10-minute walk to Mentone Station  
 30 metres to Mentone Tennis Club and Athletics Track  
 A casual stroll to Mentone Beach  
 Close to Mentone Primary, St Patricks and Mentone Grammar  
 Just a 30-minute drive into Melbourne CBD

2 BED | 1 BATH | 1 CAR

### PRICE:

\$395,000 - \$430,000

### OPEN FOR INSPECTION:

N/A

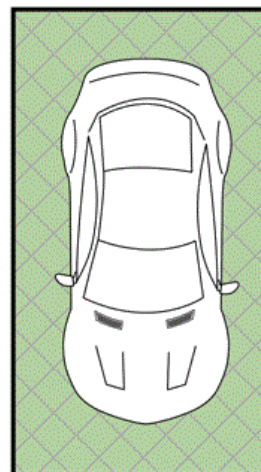


**Jane Mackenzie-Ross**

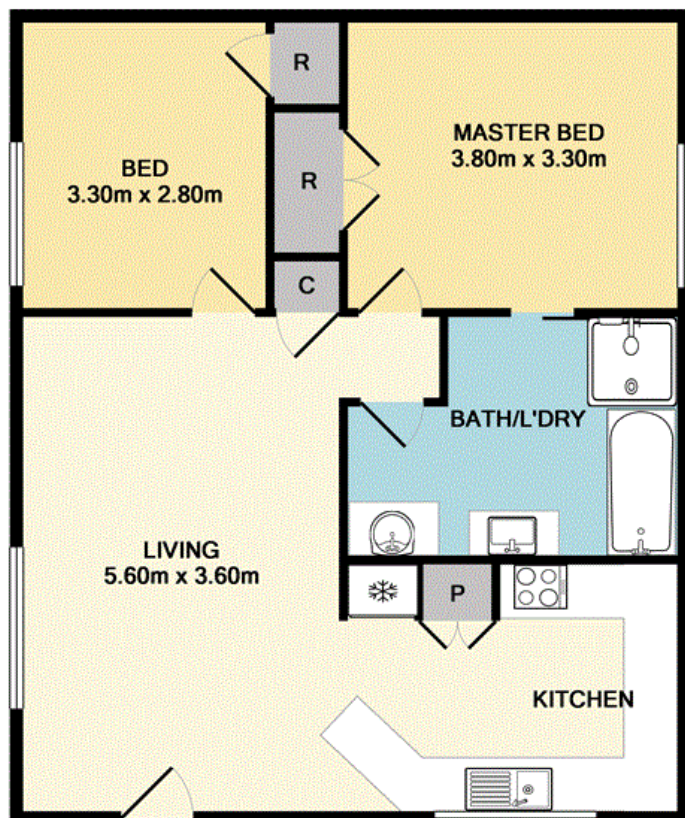
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(NOT IN POSITION)



TOTAL APPROX. FLOOR AREA 68.4 SQ.M. (736 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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