



**SOLD**

## CHARMING AND RENOVATED FRONT UNIT: YOUR PERFECT MENTONE RETREAT !

Experience comfortable and convenient living in this charming unit located in the highly sought-after suburb of Mentone. Whether you're a first-time buyer, downsizer, or savvy investor, this property presents a fantastic opportunity. Recently renovated with a fresh look, it's ready for you to move in and enjoy.

### Property Features:

- 2 Spacious Bedrooms with built-in wardrobes, offering ample storage
- 1 Bathroom featuring both a shower and a bathtub, catering to all your needs
- Bright and Welcoming Living & Dining Area, perfect for everyday living and entertaining
- Functional Kitchen with a gas cooktop, oven, and double-drawer F&P dishwasher, making meal preparation effortless
- New Floor Tiles in the kitchen, bathroom, laundry, and toilet, adding a modern touch
- Freshly Painted throughout, providing a crisp and inviting atmosphere
- Separate Laundry for added practicality
- Split System Air-Conditioning Units in the living area and one bedroom for year-round comfort
- Secure Backyard, ideal for pets or gardening
- Lockup Garage providing secure parking and extra storage space
- Security Cameras for added peace of mind

This unit is perfect for anyone seeking a comfortable and convenient home in a highly desirable area. With beautiful beaches, parks, schools, cafés, restaurants, and recreational activities nearby, you'll always have something to do. The area is also well-served by public transport and offers easy access to the city.

**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$626,000

**OPEN FOR INSPECTION:**  
N/A



**Kul Pathania**  
**0406606600**  
kul@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.