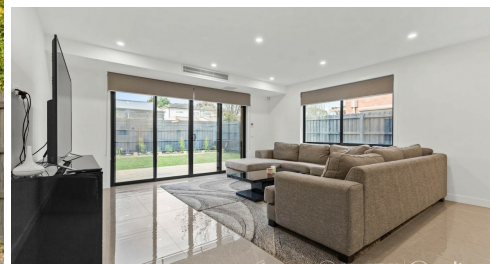
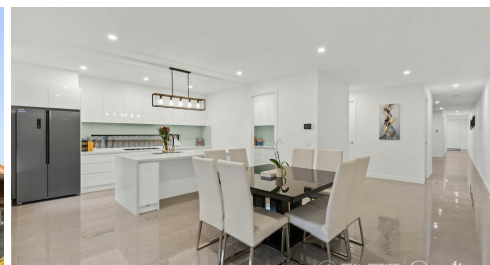


# 17B ACACIA AVENUE MENTONE



## FOR SALE

### MODERN LUXURY AND ELEGANCE REDEFINED

#### PRIVATE INSPECTION ONLY!

Step inside this exemplary five-bedroom 40-square-meter residence, a testament to modern luxury and seaside elegance, designed for family living at its finest. The property presents a rare opportunity for families to establish themselves in a coveted bayside locale, with an impressive 443 square metres of land to call their own.

Newly constructed and boasting a mere year under its belt, the home exudes a pristine 'as new' condition. It spans over two well-appointed levels, with four spacious bedrooms upstairs, including a master suite replete with a sumptuous walk-in robe. The convenience of a fifth bedroom downstairs ensures this home caters to a variety of family dynamics.

The heart of this home is undoubtedly its state-of-the-art kitchen, featuring grand Smeg appliances, a sweeping waterfall stone island bench, and the luxury of a butler's pantry, making it a culinary enthusiast's dream. A European laundry adds to the practicalities, ensuring that form and function go hand in hand.

Comfort is key with ducted heating and cooling, whilst security is assured with the latest intercom and camera systems. The ducted vacuum system and laundry suite enhance the home's modern conveniences, all designed to support a seamless lifestyle.

The property's elegance is accentuated by thick wooden staircases, LED downlights, and a welcoming family room that opens out to a charming backyard complete with decking – perfect for alfresco entertaining and family activities.

The property's elegance is accentuated by thick wooden staircases, stylish LED downlights, and a welcoming family room, while the charming backyard boasts a beautifully decked area, perfect for relaxation and entertaining.

Completing this exceptional home is a spacious double garage, providing ample storage and parking, ensuring your belongings are both secure and easily accessible.

Nestled between Mordialloc and Mentone Beach, the allure of beachside living coupled with the close proximity to top-tier educational institutions, convenient transport links, and Westfield

**5 BED | 2 BATH | 2 CAR**

#### PRICE:

**\$1,490,000 - \$1,639,000**

#### OPEN FOR INSPECTION:

**N/A**



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# B/17 Acacia Avenue, Mentone



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.

Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.