



7/95 Beach Road, Mentone, VIC

Beachside Townhouse in the Mentone Hotel Redevelopment

The phone enquiry code for this property is - 4105

3 4 2

Positioned alongside the Iconic Mentone Hotel and opposite one of the best beaches in Bayside. Within walking distance to all local amenities, this exclusive townhouse, located at 95 Beach Rd Mentone not only offer the perfect location but is complimented by large plate terrace and premium finishes .

2 levels of luxury open plan living plus large rooftop terrace with expansive views across the bay.

3 bedroom each with en-suite, Master Bedroom with private balcony, en-suite, bath and walk in robe.

Multiple indoor and outdoor living spaces.

Kitchen with Miele appliances and walk in butler's pantry.

Premium Fixtures & Finishes throughout.

Pure wool carpets throughout all bedrooms, engineered oak floorboards through all living spaces, porcelain tiling within bathrooms & wet areas.

Other features

NBN, digital TV and pay TV points , zoned heating cooling, beautifully landscaped ground floor open air courtyard exclusive to residents , underground secure basement parking x 2 plus storage unit ,CCTV throughout common property , NatHERS rating 6.4 , bulk gas hot water system with solar preheat by origin and low owner corporation fees.

Price: \$2,080,000 - \$2,200,000

Price Amendments:

Contact: Lucas Gniel

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View more photos & details online:
www.SaleByHomeOwner.com.au

NOTES: _____





95 BEACH ROAD, MENTONE

TOWNHOUSE NO. 01, 03, 05, 06, 07, 08

3 BED | 3.5 BATH | 2 CAR | STORAGE CAGE

Internal Area	External Area	Total Area
188.0m ²	157.0m ²	345.0m ²



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Plans shown are only indicative of layout. Dimensions are approximate.

Mentone, VIC
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