

# hockingstuart

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DATES : 01/03/2018 and 31/05/2018  
PROPERTY TYPE :  
SALE TYPE : Auction Sale, Sold Before Auction, Sold After Auction, Private Sale, Expression of Interest, Sale by Tender, Sale  
PRICE :  
STREET NUMBER : (ANY)  
STREET : PHILLIP, WINSOME, FLINDERS, ALVENA, SPENCER, PATTY, FRANKLIN, TEAGUE, WILLIAMS, COLLINS, SWANSTON, STATION, COMO, BARRY, STAWELL, MITCHELL, ROGERS, CHILDERS, WHITE, THOMAS, PETER, ELM, ILMA, LABURNUM, PINE, COMO PARADE EAST, EVELINE, RUPERT, ISABELLA, BLANCHE, PARKERS, STEWART, BETHELL, EIGHTH, SEVENTH, SIXTH, FIFTH, FOURTH, THIRD, SECOND, FIRST, NEPEAN, PRINCESS, WARRIGAL, QUEEN, LATROBE, BOOKER, BRUTON, EDWARD, CHARLES, EDEN, TUCK, HOFFMAN, COURTNEY, PAGE, CAMERON, HOLMBY, ELMAN, STANLEY, RAILWAY, CHARMAN, PARK, RUSSELL, GREENS, CONTI, BOURKE, SHEARMAN, AMY, ANDERSON, RIMMER, CLYVE, SALMON  
STREET TYPE : (ANY)  
SUBURB : CHELTENHAM, MENTONE, PARKDALE  
DATA SOURCE : REI and VG/Gov  
RETURNED : 52

## hockingstuart

## Results

### 422 Nepean Hwy PARKDALE 3195

PRICE :	\$4,100,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	28/03/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	7
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	6
PARISH :		STOREYS :	
MAP REF :	87 D 10	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	2,159
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Perfectly positioned is this truly rare opportunity to secure Parkdale's largest land offering in a vibrant hub on the suburb's esteemed beachside. Offering a 25m (approx.) frontage to Nepean Highway and 24.24m (approx.) frontage to Thomas Court & Peter Avenue your development opportunities are endless with the site screaming for a multi-dwelling complex in this GR22 zone. Located within a 10 minute walk to Parkdale Railway Station and shops, as well as one of Melbourne's best beaches, and across the road from Parkdale Plaza, this prime offering boasts the very finest that Bayside living has to offer. With Parkdale Secondary, Mentone Grammar, Mentone Girls Grammar, Mentone Girls Secondary, Kilbreda and St. Bede's College all within a 2 minute drive, schools are aplenty and will cater for all families' needs. The active lifestyle thrives here too with Gerry Green Reserve, Walter Galt Reserve and Ben Kavanagh Reserve, Woodlands Golf Club, Mordialloc Tennis Club, Mordialloc Bowls Club all within a few minutes. The stage is set for an amazing new development right in the heart of one of Melbourne's best suburbs. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.

## 107 Collins St MENTONE 3194

PRICE : \$2,900,000  
RESERVE PRICE :  
SALE DATE : 20/03/2018  
METHOD : Sale  
SETTLEMENT DATE : 03/04/2018  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Kingston  
PARISH : Moorabbin  
MAP REF : 87 A 5  
BLOCK NUMBER :  
LOT NUMBER : 3  
CROWN ALLOTMENT :  
PLAN NUM/REF : LP042293  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 4  
BATHROOMS :  
ROOMS :  
CARPARKS :  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 976  
FURNISHED :  
OWNER OCCUPIED : No



COMMENTS :

## 16 Second St PARKDALE 3195

PRICE : \$1,902,000  
RESERVE PRICE :  
SALE DATE : 28/04/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 87 B 7  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 3  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Custom built for its current owners just four years ago and still under the Builders Warranty, this thoughtfully designed 3+bedroom home delivers first-class family living over one spacious and light-filled level. Perfect for families of all ages, it features three distinct zones - to the front is the ideal parents' retreat, which includes an opulent master with luxurious ensuite and large walk-in robe along with a powder room and fitted study or possible fourth bedroom. To the rear is a separate children's wing with peaceful lounge and two further ensuited bedrooms, whilst at the heart of the home is a wonderful entertaining hub where clerestory windows and Velux skylights bring in streams of natural sunlight. Here, a beautiful Quantum quartz kitchen with butler's pantry & premium appliances (including twin pyroluxe ovens) looks out across the sundrenched living and dining area to the multi-seasonal alfresco terrace with built-in sound. Among the home's many quality inclusions are automated windows and blinds, zoned heating/cooling, alarm, intercom, Methven tapware, landscaped gardens with irrigation and lighting plus double auto garage. This wonderful home also boasts a 6-Star energy rating - double glazing, tinted windows, low-energy lighting and solar panels have helped keep energy bills exceptionally low. Including many other luxuries only an inspection will uncover, this peerless property is within the prized Mentone Girls' Secondary zone and close to Mentone's leading private schools, shopping & dining destinations, trains, buses and beautiful Parkdale beach. For more information about this exceptional family home contact Mathew Cox at Buxton Mentone on 0413-102-224.

## 7 Flinders St MENTONE 3194

PRICE : \$1,880,000  
RESERVE PRICE :  
SALE DATE : 03/03/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 86 H 4  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 2  
ROOMS : 2  
CARPARKS : 3  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Mid-Century Modern doesn't get more modern than this! Showcasing a state-of-the-art renovation by Master Builders' Association multi-award-winner, Becker Building, this cool coastal four bedroom and study, two bathroom home fits a Modernist-loving modern family with a well-zoned multi-living floorplan. Facing the sun with lounge and family living in a free-flowing northerly open-plan plus a sunken pool-view kids' zone (or quiet fourth bedroom), this well-zoned home places kids' quarters in a split-level wing, puts parents in a treetop master level complete with gas-fire and vast walk-in-robe, and hides a clever fitted-study behind bi-folds. This Modernist innovator even offers more living outdoors - with a fan-cooled Infratech-heated al fresco room beyond full-height hide-away double-glazed stacking-sliders. Showcasing designer-magazine style with a vast family kitchen with elite Ilve and Siemens appliances and luxe fully-tiled bathrooms (including an immense dual-vanity ensuite), this award-winning finish features stone benchtops, Oak floors, an eye-catching open-fireplace and a decadent freestanding bath. All the leading-edge extras are here (including ducted heating, reverse-cycle air-conditioning, fan-cooling, generous robes, auto-irrigation...even LED lighting and heated towel-rails), but it's the cutting-edge outdoors that give this home its serious wow-factor. There's an abundance of parking, a dual-heated fully-tiled circular plunge pool with its own outdoor shower, and an invisibly glass-edged Blackbutt decking in lush north-facing tropical rear landscape. Even the location is a winner - in the Beaumaris Secondary College Zone within a walk of all the Mentone schools, the bay, shops and station! For more information about this cool coastal mid-Century home contact Romana Altman or Richard Slade

## 3 Fifth St PARKDALE 3195

PRICE : \$1,600,000  
RESERVE PRICE :  
SALE DATE : 28/04/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 87 B 8  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Wide in front, sunny behind and totalling approx 837 sqm in-between, this one has what counts including an invaluable "number street" address! Stretched out on an impressive approx. 18.30 frontage on the north side of this in-demand street, this versatile property has rare potential with a classic beachside weatherboard home to renovate or enjoy and first-class land to build or develop (subject to Council Approval). Work with the retro detail and remarkable proportions of this up to four bedroom, 2.5 bathroom home and reap the rewards of a gracious lounge with tiled Art Deco mantle (currently doubling as a huge fourth bedroom), a super-spacious family-room stepping out to crazy-paving and a skylit kitchen wrapped by casual meals and garden-view dining. With quality bathrooms including a vast main and great extras including a reverse-cycle air-conditioner, ceiling fans, polished boards and a garage, this centrally heated home offers exciting potential to enjoy today, renovate tomorrow or rent until it's time to break ground on a brand new home or two. Just half a dozen blocks to Parkdale's station and latte strip, in-Zone for Parkdale Secondary College and a jog to the bay, this wide-fronted sun-bathed property offers a broad and brilliant opportunity. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.

## 15 Phillip St MENTONE 3194

PRICE : \$1,565,000  
RESERVE PRICE :  
SALE DATE : 19/05/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 86 K 4  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 561  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : SOLD BY BUXTON Meticulously maintained and tastefully finished, this pristine 3-bedroom plus study or fourth bedroom home dishes up flawless family living over one generous level. Past neatly manicured gardens and a smart contemporary faade, it opens to beautiful light-filled interior spaces. The peacefully positioned master is located at the front of the home - of exceptional proportions and boasting a large walk-in robe and hotel-inspired ensuite, this truly is a luxurious parents' sanctuary. From here, warm polished floors lead past a tranquil lounge and dedicated study to the rear entertainers' zone where a stunning stone kitchen with quality appliances overlooks a dining area and spacious family room. Effortlessly extending the living outdoors, this fabulous space opens to a shaded alfresco deck - perfect for relaxing with family and friends. A separate children's zone is an invaluable inclusion - it features two queen bedrooms (BIRs) plus stylish spa bathroom. Also boasting a large laundry with convenient rear access, ducted vacuum/heating, evaporative cooling, split systems, low maintenance garden, double auto garage behind remote controlled gates and a sizeable workshop/shed. Brilliantly located, the home is just moments to Mentone shops & station and boasts prized zoning for the new Beaumaris and Mentone Girls' Secondary Colleges. For more information about this spotless & brilliantly located family home contact Emily Whitehead at Buxton Mentone on 0420 997 276

## 26a Fifth St PARKDALE 3195

PRICE : \$1,540,000  
RESERVE PRICE :  
SALE DATE : 02/03/2018  
METHOD : Sold Before Auction  
SETTLEMENT DATE :  
PROPERTY TYPE : Townhouse (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 1  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Lavishly-appointed and bathed in streams of natural sunlight, this brand new 4-bedroom townhouse delivers luxurious family living in spades. Just moments to the beating hearts of both Parkdale and Mentone, it is perfectly positioned for an enviable lifestyle where essential amenities are all readily on hand. Spanning two generous levels, the home has been finished to the highest of standards and showcases high ceilings and stunning solid Oak floors throughout. Downstairs is a beautifully-appointed designer stone kitchen with Smeg/Asko appliances and butler's pantry plus vast living and dining area (gas fireplace) which spills out to the multi-seasonal alfresco deck and manicured gardens. Also on the ground floor is a sundrenched study area, laundry with rear access, mud room with garage access plus powder room. All four bedrooms are located upstairs, including the fabulous master complete with luxe ensuite & extensive fitted storage. The remaining bedrooms share a stylish family bathroom - of generous proportions, the fourth bedroom is a versatile space which could double as a sitting room if desired. Split system heating/cooling and comprehensive storage can be found throughout, whilst the home is zoned for both Parkdale and Mentone Girls' Secondary Colleges and close to elite private schools, shops, transport and the beach.

## 83 Collins St MENTONE 3194

PRICE : \$1,530,000  
RESERVE PRICE :  
SALE DATE : 17/03/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 86 K 5  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 3  
ROOMS :  
CARPARKS : 1  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 635  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Picture perfect with incredible street appeal, this original Californian Bungalow home with modern touches is one for the family with its generous amount of space and classic features. Set on 635sqm (approx) and surrounded by luscious landscaped gardens, this well designed home features 4 large bedrooms with ceiling fans & BIRs (master with WIR), 3 full bathrooms (downstairs with bath), a sunfilled kitchen, spacious front porch to take in the surrounds of this quiet street, large study and 3 entirely separate living zones ideal for the whole family to entertain including open plan lounge and formal dining with wood fireplace to cosy up on those cold nights, additional dining/living room with sliding doors opening out to the large N/Facing rear yard and a further living room upstairs perfect for a kids retreat or 5th bedroom if needed. Others features include stunning detailed ceilings, timber and slate floors downstairs, carpet upstairs, large under stair storage, split systems, ducted heating downstairs, SLUG and plenty of off street parking. Walking distance to one of Melbournes finest beaches along this beautiful coastline, shops/cafes, public transport, and just a short drive to major shopping centres and the CBD, now is your opportunity to secure this large family home in one of Melbournes most sought after Bayside suburbs. For more information please contact Natalie Lerpiniere 0402 075 412 or Garry Donovan 0419 588 660. School Catchment Zone• Beaumaris College• Mentone Grammar• Mentone Girls Grammar • Kilbreda College• St Bedes College• Sandringham College

## 21 Fifth St PARKDALE 3195

PRICE : \$1,470,000  
RESERVE PRICE :  
SALE DATE : 07/04/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS : Brick Veneer  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 1  
ROOMS :  
CARPARKS : 4  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 694  
FURNISHED : No  
OWNER OCCUPIED : No

COMMENTS :

## 1 Thomas Ct PARKDALE 3195

PRICE : \$1,450,000  
RESERVE PRICE :  
SALE DATE : 28/03/2018  
METHOD : Private Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 87 D 10  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 1  
ROOMS :  
CARPARKS : 0  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No

COMMENTS : Off Market



## 1/8 Collins St MENTONE 3194

PRICE : \$1,435,000  
RESERVE PRICE :  
SALE DATE : 26/05/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 86 H 5  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 367  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Showcasing meticulous attention to detail at every turn, this builder's own masterpiece is already a true classic. From the reclaimed bricks, terracotta finials and Federation hall way fretwork, to the Karri timber salvaged from a WA woodshed, every one of the materials has been carefully sourced. Intricate fretwork, notched weatherboards and nostalgic leadlight are testaments to the craftsmanship on display in a home that offers an inviting formal lounge with circular bay window capped by a beautiful turret. Providing a contemporary contrast, the open plan entertaining zone, complete with gourmet Caesarstone kitchen, provides the dream setting for gatherings and features bi-fold doors to an alfresco deck fitted with a plumbed BBQ - the secure garden with water tank is a spacious surprise. Perfect for families, an additional living area can be found upstairs along with a built-in study space - here, the three bedrooms are all well-proportioned and boast generous fitted wardrobes, the master also benefiting from a sparkling ensuite. A luxurious spa bathroom plus separate WC complete this level. Bearing the name of the original home that occupied this site, "San Antonio" includes a ground floor powder room, laundry, attic storage, ducted heating, split system cooling and auto garage. A stroll to Mentone Girls' Secondary College, close to the beach & shops and boasting privileged zoning for Beaumaris Secondary College. For all enquiries please contact Andrew Plousi on 0411 799 023 Hodges Mentone.

## 53 Bethell Av PARKDALE 3195

PRICE : \$1,325,000  
RESERVE PRICE :  
SALE DATE : 26/05/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 87 D 8  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS : Weatherboard  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Dishing up the perfect combination of timeless period charm and contemporary coastal class, this picture-perfect 4-bedroom home is the very definition of relaxed family living. Offering immense street appeal thanks to its bold charcoal grey & white faade and impeccably maintained gardens, the home opens to reveal a choice of formal and casual living areas. Relax in the elegant lounge & dining rooms or entertain guests in the fabulous rear living zone which spills out to a generous north-facing back yard complete with alfresco patio - there is plenty of space for everyone to spread out and enjoy. At the heart of the home, the central kitchen has been stylishly updated - it showcases a 900mm Smeg oven, premium Miele dishwasher, striking tiled splashback plus lots of storage & preparation space. Two bright bathrooms service the four queen-sized bedrooms whilst the home is kept comfortable all year round thanks to a cosy gas heater, ceiling fans and split system heating/cooling. Secure off-street parking & carport are also included. Beachside of the highway, and within easy reach of Mentone's grammar schools, a choice of primary schools, Parkdale station and shops, this lovely family home is also within the prized Parkdale and Mentone Girls' Secondary College zones. For more information about this beautiful coastal abode contact Mathew Cox at Buxton Mentone on 0413 102 224

## 426 Nepean Hwy PARKDALE 3195

PRICE :	\$1,215,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	24/03/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	3
PARISH :		STOREYS :	
MAP REF :	87 E 10	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	706
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** There is no better place to unwind at the end of a long day than on the elevated terrace of this immaculate family home. Laden in magnificent vines, this is the perfect spot to put your feet up and watch the sun setting over the horizon. Offering plenty of room for families both inside and out, this screened sanctuary is set back from the hustle and features a choice of living areas over two light-filled levels. A tranquil lounge is ideal for intimate gatherings while the rear family room and fabulous outdoor spaces set the scene for larger-scale entertaining - upstairs is a relaxed retreat providing even more invaluable living space. Two of the well-sized bedrooms are conveniently located on the ground floor adjacent a bright family bathroom, whilst the peacefully positioned first floor master offers the benefit of a large walk-in robe and ensuite. A large laundry with additional WC, ducted heating, split system cooling, solar panels, large garage, tandem carport and workshop conclude a fabulous family home. Just a walk to the beach and Bradshaw Park, the home is moments to Parkdale Plaza, station and Parkdale Primary, and also within the prized Mentone Girls' and Parkdale Secondary zones. For more information on this screened and sunlit family sanctuary, please contact Adam Saunders or Louise Hererich.

## 13 Rimmer St MENTONE 3194

PRICE :	\$1,200,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	05/05/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	86 J 4	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	647
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Be consumed by the sense of restful tranquillity the moment you set foot inside this light-splashed family home. A true sanctuary for families, the home is set amongst glorious established gardens and situated in a sought-after beachside pocket. With high ceilings and warm timber floors, the home's many windows enjoy lush leafy views including the large sunlit lounge which flows to a bright well-equipped kitchen. Here, a casual breakfast bar is ideal for relaxed catch ups, whilst the adjacent dining room extends out to a large shady entertaining deck with calming water feature. Nestled in the flourishing edible garden boasting both productive veggie patches and established fruit trees, a versatile self-contained bungalow provides the perfect retreat or home office, whilst each of the three bedrooms (BIRs) are generous escapes. Including a contemporary bathroom with luxurious freestanding bath and oversized frameless shower, this inviting home also offers a large laundry, ducted heating, cooling to the lounge and master bedroom plus two storage sheds and onsite parking. Spoilt for choice of shopping destinations, there are transport and schools nearby - coveted zoning for both Mentone Girls' and the brand-new Beaumaris Secondary Colleges just adds to the appeal! For more information about this serene family sanctuary, please contact Emily Whitehead at Buxton Mentone on 0420 997 276

## 1/4 Alvena St MENTONE 3194

PRICE: \$1,070,000  
 RESERVE PRICE:  
 SALE DATE: 17/03/2018  
 METHOD: Auction Sale  
 SETTLEMENT DATE:  
 PROPERTY TYPE: Townhouse (Res)  
 MUNICIPALITY: Kingston  
 PARISH:  
 MAP REF:  
 BLOCK NUMBER:  
 LOT NUMBER:  
 CROWN ALLOTMENT:  
 PLAN NUM/REF:  
 YEAR BUILT:

RECORDED:  
 WALLS:  
 ROOF:  
 BEDROOMS: 3  
 BATHROOMS: 2  
 ROOMS:  
 CARPARKS: 2  
 STOREYS:  
 BUILD AREA:  
 FRONT DIMENSION:  
 SIDE DIMENSION:  
 LAND AREA:  
 FURNISHED: No  
 OWNER OCCUPIED: No



COMMENTS: Showcasing contemporary design across two generous levels, this brand new 3-bedroom, 2.5-bathroom luxury front residence delivers exceptional style, quality and an easy family lifestyle within walking distance to vibrant Mentone Village, schools and train. Beautifully appointed with high ceilings and bathed in natural light, downstairs offers spacious open-plan living and dining with an enviable custom Italian kitchen complete with integrated Smeg appliances and gorgeous waterfall island. Enjoy indoor-outdoor entertaining via vast glass doors onto both a private alfresco paved courtyard and low-maintenance landscaped front garden. Retreat upstairs to an additional stylish living area with relaxing balcony, stunning en-suited master bedroom (BIR, balcony) plus a further two decent-sized bedrooms (BIRs) serviced by a sublime family bathroom with separate bath and shower. Impeccably finished, enjoy the quiet of double glazed windows, exquisite engineered timber flooring, stone bench tops, premium tapware, dstrs powder/rm plus study nook. Feat. ducted heat/cool, alarm, und/strs storage & dbl auto garage. Boutique block of three. MGSC/Beaumaris SC zoned. For all enquiries please contact Mark Blit 0412 512 889 - hockingstuart Mentone.

## 1/94 Patty St MENTONE 3194

PRICE: \$1,070,000  
 RESERVE PRICE:  
 SALE DATE: 05/05/2018  
 METHOD: Auction Sale  
 SETTLEMENT DATE:  
 PROPERTY TYPE: Townhouse (Res)  
 MUNICIPALITY: Kingston  
 PARISH:  
 MAP REF: 86 K 5  
 BLOCK NUMBER:  
 LOT NUMBER:  
 CROWN ALLOTMENT:  
 PLAN NUM/REF:  
 YEAR BUILT:

RECORDED:  
 WALLS:  
 ROOF:  
 BEDROOMS: 3  
 BATHROOMS: 2  
 ROOMS:  
 CARPARKS: 2  
 STOREYS:  
 BUILD AREA:  
 FRONT DIMENSION:  
 SIDE DIMENSION:  
 LAND AREA:  
 FURNISHED: No  
 OWNER OCCUPIED: No



COMMENTS: Hidden behind a fresh façade, and bursting with natural light, this single-storey three-bedroom townhouse unfolds to offer up a home that will appeal to families, investors and downsizers in equal measure. Add to that a location where proximity to the station, shops and cafes, plus zoning for both Beaumaris and Mentone Girls' Secondary Colleges are just the start, and this is an unmissable package. Refreshed and rejuvenated, the accommodation is in like-new condition. Ash blonde floors and freshly painted walls accentuate the sense of light and space in the welcoming entrance which leads past a handy study nook to the exceptional living and dining space. Showcasing an updated kitchen with quality stainless steel appliances and long breakfast bar, this fabulous zone features soaring pitched ceilings and enjoys fresh breezes thanks to dual alfresco access out to a private, low maintenance courtyard. With plush charcoal carpet, each of the three peaceful bedrooms features fitted wardrobes and cosy panel heaters, including the master which also offers a sunlit ensuite - the remaining bedrooms share a crisp central bathroom and separate WC. A full laundry and auto garage with internal access plus split system heating/cooling and security alarm finalise a stylish and inviting offering.

## 2/67 Patty St MENTONE 3194

PRICE: \$1,070,000  
 RESERVE PRICE:  
 SALE DATE: 17/05/2018  
 METHOD: Sold Before Auction  
 SETTLEMENT DATE:  
 PROPERTY TYPE: Townhouse (Res)  
 MUNICIPALITY: Kingston  
 PARISH:  
 MAP REF: 86 K 4  
 BLOCK NUMBER:  
 LOT NUMBER:  
 CROWN ALLOTMENT:  
 PLAN NUM/REF:  
 YEAR BUILT:

RECORDED:  
 WALLS: Brick Veneer  
 ROOF:  
 BEDROOMS: 3  
 BATHROOMS: 2  
 ROOMS:  
 CARPARKS: 2  
 STOREYS:  
 BUILD AREA:  
 FRONT DIMENSION:  
 SIDE DIMENSION:  
 LAND AREA: 405  
 FURNISHED: No  
 OWNER OCCUPIED: No



COMMENTS:



## 2/4 Alvena St MENTONE 3194

PRICE :	\$1,005,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	24/03/2018	ROOF :	
METHOD :	Sale	BEDROOMS :	3
SETTLEMENT DATE :	25/05/2018	BATHROOMS :	
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Moorabbin	STOREYS :	
MAP REF :	86 K 4	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	153
PLAN NUM/REF :	PS801564	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	Yes

COMMENTS :

## 1/10 Warrigal Rd PARKDALE 3195

PRICE :	\$965,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	01/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :	16/05/2018	BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Mordialloc	STOREYS :	
MAP REF :	87 B 9	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	1,164
PLAN NUM/REF :	PS642286	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Leisure time is made easy in this immaculate 3BR contemporary townhouse with a generous balcony that enjoys beautiful panoramic views of the bay. Mentone foreshore is literally a few steps from the front door, where you can enjoy relaxing strolls on the beach, a casual ride along the coastal bike path, or perhaps go for a sail, swim, surf, kayak or paddleboard. Rest assured, every day will feel like you're on holiday in this home. The spacious two-storey residence is filled with natural light on both levels, adding to its warm and welcoming ambience. A large open kitchen/living/meals area is cleverly zoned upstairs where vast expanses of glass and balcony allow you to enjoy the picture-perfect setting from both inside and out. The kitchen is stylishly appointed with stone benchtop, glass splashback, overhead and underbench cupboards and Blanco appliances, including dishwasher. The main bedroom is sure to impress with its built-in wardrobe, plus a generous walk-in wardrobe. It also has ensuite-style access to a dual-entry bathroom with floor-to-ceiling tiling, an oversized shower and single vanity with stone benchtop. The home offers two secondary bedrooms with built-in wardrobes, one upstairs and one downstairs. The upstairs bedroom also has an ensuite. One of the big drawcards is the private lift access it shares with one other townhouse. This allows door-to-door convenience when you park in the basement garage, where there's also access to two visitor carparks. And when it comes to storage, this home has plenty of it, starting with a row of built-in cupboards along the ground-floor hallway. Other features include rear access via stairs, a private storage area in the basement carpark, video intercom, large laundry, timber floors, reverse-cycle heating and cooling, ground-floor private courtyard and ceiling fans. Apart from its enviable proximity to the beach and local parks and playgrounds, this home is also within easy reach of Mentone Urban Shopping Village and Parkdale Shopping Village, so you will be spoilt for choice when it comes to restaurants and cafes. It is also near Mentone and Parkdale train stations and walking distance to schools including St Bede's College, Mentone Grammar and Mentone Girls' Grammar. For all enquiries please contact Mark Eddy 0408 198 308 Hodges Mentone.

## 1c Bethell Av PARKDALE 3195

PRICE: \$926,000  
RESERVE PRICE:  
SALE DATE: 07/03/2018  
METHOD: Private Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: Townhouse (Res)  
MUNICIPALITY: Kingston  
PARISH:  
MAP REF:  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

RECORDED:  
WALLS:  
ROOF:  
BEDROOMS: 2  
BATHROOMS: 2  
ROOMS:  
CARPARKS: 1  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA:  
FURNISHED: No  
OWNER OCCUPIED: No



COMMENTS: This is where streetfront style meets beachside lifestyle ....with streamlined presence in front, north sun behind and Parkdale's retail and rail strip almost at the door! Wonderfully well-located, amazingly adaptable and completed to an exacting standard, this outstanding up to three bedroom/up to three living zone, 2.5 bathroom home offers versatile accommodation with north-facing living-dining, a flexible formal sitting-room, a clever first-floor lounge ...and the option to transform living on either level as a third bedroom! Just completed to an exacting standard with a sleek European appliance kitchen, stone benchtops and timber floors, this quality home features a private ensuite for the master, reverse-cycle air-conditioning upstairs and down and generous built-in robes for both bedrooms. With a perfect-sized, super-sunny alfresco area in the north-facing rear yard, there's even flexibility outdoors with a generous 2000L tank to keep lawns healthy and parking for two cars including an auto-garage. Even the location is vastly versatile with the cafes and shopping of the Parkdale strip within 150m, the station within a 30 second dash and the bay within an early morning jog or late evening stroll! Disclaimer: All images shown are taken of 1B Bethell Avenue, 1C Bethell Avenue is a mirror image.

## 49 Warrigal Rd MENTONE 3194

PRICE: \$925,000  
RESERVE PRICE:  
SALE DATE: 24/03/2018  
METHOD: Auction Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: House (Res)  
MUNICIPALITY: Kingston  
PARISH:  
MAP REF: 87 B 7  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

RECORDED:  
WALLS: Brick Veneer  
ROOF:  
BEDROOMS: 3  
BATHROOMS: 2  
ROOMS:  
CARPARKS: 2  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA: 350  
FURNISHED: No  
OWNER OCCUPIED: No



COMMENTS:

## 21a Elm Gr PARKDALE 3195

PRICE: \$925,000  
RESERVE PRICE:  
SALE DATE: 12/05/2018  
METHOD: Auction Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: House (Res)  
MUNICIPALITY: Kingston  
PARISH:  
MAP REF: 87 D 9  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

RECORDED:  
WALLS:  
ROOF:  
BEDROOMS: 2  
BATHROOMS: 1  
ROOMS:  
CARPARKS: 1  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA: 390  
FURNISHED: No  
OWNER OCCUPIED: No



COMMENTS: Get set for a surprise beyond this long drive! Positioned on its own title in a coveted rear position, this immaculate two bedroom single-level home is set to surprise you with the quality of its recently updated finishes, the size of its living spaces both indoor and outdoor and the scale of its north facing grounds with generous established gardens at your disposal all behind a secure electric gated driveway. With concept plans already drafted for a third bedroom with ensuite and large outdoor deck the opportunity to extend and add value STCA provides a rare opportunity seldom found in an A grade beach side location- just one block from the Parkdale latte strip and station with the bay within a relaxed stroll, the benefits are here for everyone to see! Feat parquetry-floored living/dining, quality kitchen, alfresco area, ducted heating, rev-cyc air-con, built-in robes, separate WC, 450m to Parkdale Station, 850m to Parkdale beach, concept plans for extensions to include third bedroom and outdoor entertainment deck. For more information about this garden-focused rear home contact Emily Whitehead at Buxton Mentone on 0420 997 276

## 6 Winsome St MENTONE 3194

PRICE : \$905,000  
RESERVE PRICE :  
SALE DATE : 19/05/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 86 K 4  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



**COMMENTS :** Designer detailed, dynamically designed and desirably located on the beach side, this three bedroom, two bathroom front home is fashioned with flair and a fresco focus. Glossy up with slick polished porcelain floors and a sleek stainless-steel appliance and granite kitchen, this super-stylish home doubles living with an elevated alfresco deck enclosed by cafe blinds and a front water-feature garden landscaped in drought-resistant style. Appointed with reverse-cycle air-conditioning and video-intercom entry, this exceptional home has a touch of luxury with a spa-shower for the ensuite, spa-bath for the principal bathroom and surround-sound wiring for living. With double auto-garaging plus a separate workshop accessed via the courtyard and a leafy location on the beach side, this is high designer style for a low-maintenance lifestyle. For all enquiries please contact Andrew Plousi 0411 799 023 Hodges Mentone.

## 2/62 Collins St MENTONE 3194

PRICE : \$895,000  
RESERVE PRICE :  
SALE DATE : 24/03/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Townhouse (Res)  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 86 K 5  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 2  
BATHROOMS : 1  
ROOMS :  
CARPARKS : 1  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 160  
FURNISHED : No  
OWNER OCCUPIED : No



**COMMENTS :** Boasting a calming ambience and supreme privacy, this elevated two-bedroom townhouse provides the ideal retreat after a busy day. Tucked away in a peaceful position which enjoys proximity to every desirable amenity and prized zoning for both Mentone Girls' and Beaumaris Secondary Colleges, this home will undoubtedly attract the interest of first-home buyers and investors alike. Beyond the sundrenched northerly frontage, the stylish home offers multiple alfresco spaces across both levels. On the ground floor, the master bedroom enjoys access to a private terrace and the bright two-way bathroom, the remaining bedroom offers leafy views of a second secure deck. Upstairs, the large living room opens out to a rear balcony whilst at the other end, the light-filled dining zone extends out to a sunny terrace, by throwing open both doors, fresh breezes flow throughout. The well-equipped Caesarstone kitchen is finished with glossy ebony work-surfaces and provides the perfect social hub for both indoor and outdoor entertaining. An easy stroll to the cafes and station of Mentone village and overlooking Ralphie's Park, the home also offers a powder room, laundry, ducted heating, evaporative cooling plus fitted cupboards throughout, alarm and auto garage with mezzanine storage. For more information about this secure and sundrenched townhouse, please contact Aidan Oke at Buxton Mentone on 0430 137 587.

## 2/4 Sixth St PARKDALE 3195

PRICE :	\$870,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick
SALE DATE :	24/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	87 C 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	420
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Lush gardens to enjoy, space to spread out and excellent potential to add further value, this superbly private and perfectly located rear home will captivate downsizers and first homebuyers alike. Tucked away to the rear of just two with no body corporate, the home boasts a large 420sqm block on its own title and is embraced by established gardens, ensuring privacy and attractive leafy aspects from all of its abundant window aspects. A super-sized living and dining room forms the hub of the home and features multiple sliding doors opening onto the gardens and tranquil alfresco areas. This generous space extends to a sunlit kitchen, which, along with the large adjacent laundry, provides a wealth of options for a straightforward contemporary remodel if you wish. Both of the bedrooms are filled with natural light and built in wardrobes, with the main bedroom room enjoying access to the home's two-way bathroom and separate WC. Including gas heating, ducted air-conditioning and loads of storage, this appealing property also offers a lock up garage and additional parking. A short walk to gorgeous beaches and just footsteps from Parkdale station & shops, the home is zoned for Mentone Girls Secondary College, Parkdale Secondary College and a variety of select private schools.

## 179 Warrigal Rd CHELTENHAM 3192

PRICE :	\$855,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	24/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	4
MUNICIPALITY :	Bayside	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Blessed with fantastic outdoor entertaining options and terrific family space, this quality and low-maintenance 3 bedroom, 2 bathroom brick home has single level appeal and so much more. Brand new carpet can be found throughout much of this enticing dwelling including the spacious lounge and dining areas which also feature an ornate period fireplace. A more casual family and meals zone has direct entry to the rear, and is adjoined by the functional kitchen which comes with quality appliances. Two sizeable bedrooms with mirrored built-in robes have their own private place towards the front section of the house, as well as easy access to the spa bathroom. The 3rd bedroom was once two separate rooms and now offers amazing space as one relaxed area, while another generous bathroom has modern features and a private toilet. The rear of the property offers up a leafy deck area with an enclosed heated spa, while the open garage has been customised with its own BBQ and built-in seated area to extend your alfresco dining experience. Other features include a laundry, ducted heating, evaporative cooling, reverse cycle cooling, external blinds, manicured front garden, large single garage with storage, and ample off-street parking. Near Cheltenham East Primary School, Mentone Grammar School, Mentone Girls' Grammar School, St. Bede's College, DFO Moorabbin, Southland Shopping Centre, Kingston Heath Reserve, buses, and Cheltenham Station.

## 3/46-48 Patty St MENTONE 3194

PRICE : \$800,000  
RESERVE PRICE :  
SALE DATE : 12/05/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Unit  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS : Brick  
ROOF :  
BEDROOMS : 2  
BATHROOMS : 1  
ROOMS :  
CARPARKS : 1  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION : 0  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Perfect for those seeking a ready-to-move-into, low maintenance abode where all the hard work has been done, this sleek and stylish 2-bedroom unit is situated in a beautifully updated gated complex close to all essential amenities. With intercom entry for added peace of mind, this smartly-appointed home features a welcoming lounge with gas fireplace, contemporary eat-in kitchen with quality stainless steel appliances, bright fully-tiled bathroom & separate WC plus laundry with convenient courtyard access. Both bedrooms are of generous proportions; they both boast built-in robes whilst concluding a truly impeccable offering are plush new carpets, new split system heating/cooling and garage. Each of the units in this attractive group has been freshly rendered and feature new windows - the neatly manicured gardens that line the central drive are regularly maintained and clipped. Just moments to the beating heart of vibrant Mentone village, trains, buses, shops & beach, this extremely appealing easy-care home is also within the prized Beaumaris & Mentone Girls' Secondary College zones.

## 19 Stawell St MENTONE 3194

PRICE : \$796,000  
RESERVE PRICE :  
SALE DATE : 05/05/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Unit  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 87 B 7  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 2  
BATHROOMS : 1  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS :

## 809/2-6 Railway Rd CHELTENHAM 3192

PRICE :	\$732,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	02/03/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :	04/05/2018	BATHROOMS :	2
PROPERTY TYPE :	Apartment	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Moorabbin	STOREYS :	
MAP REF :		BUILD AREA :	105
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	809	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS720147	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



**COMMENTS :** Located in what is set to be one of Melbourne's most sought-after school zones – Cheltenham Primary, Mentone Girls Secondary and Beaumaris Secondary College, this is perfect family living. Offering wonderful modern style along with stunning space and versatility, this huge 3 bedroom, 2 bathroom luxury apartment in the ILIXIR residential complex is a brilliant Cheltenham offering. Ideal for families and downsizers, investors will also love the prospect of securing a solid return on their investment. The apartment itself sits on the 8th floor of this boutique complex and promises excellent natural light and quality fittings and fixtures. The central living and dining zone has premium timber floors underfoot, with this bright main hub also incorporating the deluxe kitchen with a stone island and stainless steel appliances including an induction cooktop and an integrated dishwasher. All the bedrooms have great space, and mirrored walk-in robes including the master bedroom which also comes with an immaculate ensuite. The central bathroom boasts a handy European laundry, and also included is a large undercover balcony, reverse cycle heating and cooling, secure intercom entry, and 2 secure car spaces. This amazing location has you moments to Southland Shopping Centre, while you're also within a short stroll of local shops and cafes, Cheltenham Park, Cheltenham Primary School, renowned Sandbelt golf courses, and Cheltenham Station. Don't miss out on this stellar apartment and reaping the rewards of future potential growth. Big (105 m<sup>2</sup>) and comfortable ideal for family living offering: \* 3 good size bedrooms close to Southland S/C and Train Station \* 2 bathrooms \* 2 undercover secure car parks; access to building is via remote control garage door and video intercom \* Cafes, restaurants & specialty shops on your doorstep! \* Master bedroom with full en suite, BIR, carpets \* Open design kitchen/living area \* Stone bench top, induction cook top, timber floors \* European laundry, down lights throughout, high ceilings \* Unlimited rubbish and recycling disposal \* Block-out curtains and sheers in all bedrooms \* Outdoor, undercover cinema and bbq area on level 2 \* Bay or city views from all rooms \* On site 'lifestyle manager/concierge between 8am-4pm to assist with deliveries, visitors, building management and security \* Walk to everything....shops, library, railway station, buses, cafes, parks, Southland Shopping Centre \* Mentone beach five minutes by car \* Ultra secure living - lock up and leave as you wish! \* Storage cage in secure internal compound \* Secure mail box \* Access to floors is regulated and restricted only to residents of each floor \* Bike lane on Charman Rd provides cycling access to the Bay Trail connecting you easily to bayside suburbs of Sandringham, Hampton, St Kilda, Port Melbourne etc Property Code: 972

## 7/6-8 Salmon St MENTONE 3194

PRICE :	\$675,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	05/05/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** A breath of fresh air, this stunning brand new two-storey townhouse dishes up stylish and sophisticated accommodation just moments to the heart of vibrant Mentone village. Just a hop, skip and a jump to fabulous coffee, train, bus, schools and beach - this is carefree living at its absolute finest! Situated to the rear of a smartly-presented boutique group of 10 townhouses, and benefiting from a quiet position on a no-thru road, this low maintenance abode features a tranquil ground floor sitting area/study plus light-filled upstairs entertaining zone comprising a designer Miele/stone kitchen plus open plan living/dining area which extends outdoors to a wonderful protected balcony. A ground floor master complete with luxe ensuite and walk-in robe is a desirable inclusion - perfect for downsizers - whilst a second queen bedroom is located upstairs; it is serviced by a sleek bathroom with floating vanity and rain shower. Split system heating and cooling, fashionable wide-board timber floors, high ceilings, Euro laundry, easy-care landscaped courtyard, water tank, auto garage with convenient internal access and visitors parking within the block conclude a truly flawless offering, which is also in the prized Beaumaris and Mentone Girls' Secondary College zones.

## 2/9 Latrobe St MENTONE 3194

PRICE : \$652,500  
RESERVE PRICE :  
SALE DATE : 11/04/2018  
METHOD : Private Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Unit  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS :  
BATHROOMS :  
ROOMS :  
CARPARKS :  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS :

## 1/31-35 Como Pde.E MENTONE 3194

PRICE : \$652,500  
RESERVE PRICE :  
SALE DATE : 04/03/2018  
METHOD : Sale  
SETTLEMENT DATE : 04/04/2018  
PROPERTY TYPE : House - Attached House N.E.C.  
MUNICIPALITY : Kingston  
PARISH : Moorabbin  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER : 1  
CROWN ALLOTMENT :  
PLAN NUM/REF : PS635480  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 2  
BATHROOMS :  
ROOMS :  
CARPARKS :  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 2,189  
FURNISHED :  
OWNER OCCUPIED : Yes



COMMENTS :

## 3/122 Como Pde.W PARKDALE 3195

PRICE : \$650,000  
RESERVE PRICE :  
SALE DATE : 10/03/2018  
METHOD : Auction Sale  
SETTLEMENT DATE : 10/05/2018  
PROPERTY TYPE : Unit  
MUNICIPALITY : Kingston  
PARISH : Mordialloc  
MAP REF : 87 D 9  
BLOCK NUMBER :  
LOT NUMBER : 3  
CROWN ALLOTMENT :  
PLAN NUM/REF : RP012304  
YEAR BUILT :

RECORDED :  
WALLS : Brick Veneer  
ROOF :  
BEDROOMS : 2  
BATHROOMS : 1  
ROOMS :  
CARPARKS : 1  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : Yes



COMMENTS : A stone's throw from premium shops, cafes, schools and public transport, this single level villa unit offers quality and quiet with plenty of potential. Housing spacious bedrooms and a sizeable courtyard, this property raises the bar and offers prime bayside living excellence. First impressions count and this 2 bedroom villa unit is impressive on every level. Entry is into an entrance hall, leading through to 2 bedrooms with BIRs. Kick your shoes off and relax in the spacious lounge room or head out into your private courtyard with landscaped gardens and enjoy the serenity. The kitchen includes free standing gas oven and cook top, with a view out to the private courtyard. With plenty of storage, this idyllic starter, investment or downsizer provides security doors and a lock up garage. Bathed in natural light and offering prime bayside living, this property raises the bar and offers living excellence. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.

## 198 Como Pde.E PARKDALE 3195

PRICE: \$640,000  
RESERVE PRICE:  
SALE DATE: 12/05/2018  
METHOD: Auction Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: Townhouse (Res)  
MUNICIPALITY: Kingston  
PARISH:  
MAP REF:  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

RECORDED:  
WALLS:  
ROOF:  
BEDROOMS: 3  
BATHROOMS: 1  
ROOMS: 4  
CARPARKS: 1  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA:  
FURNISHED: No  
OWNER OCCUPIED: No



COMMENTS: Savour the beachside proximity of this highly-regarded suburb and the sophisticated spaces over three levels, of this modern low maintenance townhouse offering a coveted lifestyle enviably located close to shops, train station and cafes. Relax on sunny balconies or take a walk to the beach from the bright and airy residence enhanced by large windows and sleek design. The lower floor introduces a smart bedroom, or study if desired, accompanied by a handy powder room and the next level consists of two further robed bedrooms, one opening to a delightful balcony, sharing a deluxe bathroom. The upper storey, accented by lovely timber floors, provides superb open-plan living/dining zone merging to an enticing alfresco terrace, while the adjacent kitchen hosts lustrous stone benches, quality Bellissimo stainless-steel appliances and ample gloss cabinetry. Features include Euro laundry, split-system heating and cooling, video intercom and auto single garage with secure gated entry. Fabulously situated to Parkdale Primary School, St. Bede's College, Mentone Grammar School and Parkdale Secondary College, and an easy stroll to the train station, shops, eateries and the beach, while only a short drive to Westfield Southland, Costco Moorabbin and golf courses. Photo ID Required at all Open For Inspections.

## 7/20 Warrigal Rd PARKDALE 3195

PRICE: \$636,000  
RESERVE PRICE:  
SALE DATE: 28/04/2018  
METHOD: Auction Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: Unit  
MUNICIPALITY: Kingston  
PARISH:  
MAP REF: 87 B 9  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

RECORDED:  
WALLS: Brick Veneer  
ROOF:  
BEDROOMS: 2  
BATHROOMS: 1  
ROOMS:  
CARPARKS: 1  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA:  
FURNISHED: No  
OWNER OCCUPIED: No



COMMENTS: Bathed in streams of natural sunlight, and peacefully positioned at the rear of a quiet group just metres to the bay, this spacious 2-bedroom unit dishes up satisfying easy-care living in a truly coveted beachside locale. Offering immense appeal to young home buyers, busy professionals, savvy investors and downsizers alike, the home has been impeccably maintained and is immaculately presented throughout. It features a light-lavished lounge, huge eat-in kitchen with quality appliances, bright central bathroom and two queen bedrooms, both with built-in robes. A low maintenance courtyard is perfect for relaxing with friends, whilst concluding an exceptionally appealing proposition are laundry with convenient rear access, reverse cycle heating and cooling, warm hardwood floors & lock-up garage. So close to the foreshore you can smell the sea air, this bright and airy over-sized unit is also within easy reach of public transport, leading private & public schools plus fabulous coffee - what are you waiting for! For all enquiries please contact Alex Campbell on 0432 344 394 Hodges Mentone.

## 18/9 Latrobe St CHELTENHAM 3192

PRICE: \$610,000  
RESERVE PRICE:  
SALE DATE: 07/04/2018  
METHOD: Auction Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: Unit  
MUNICIPALITY: Bayside  
PARISH:  
MAP REF: 86 J 3  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

RECORDED:  
WALLS: Brick Veneer  
ROOF:  
BEDROOMS: 2  
BATHROOMS: 1  
ROOMS:  
CARPARKS: 1  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA:  
FURNISHED: No  
OWNER OCCUPIED: No

COMMENTS:



## 4/51-53 Como Pde.E PARKDALE 3195

PRICE :	\$608,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	12/05/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	117
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Start by the sand, invest by the station, empty-nest in the location you've always loved with courtyard living and beachside life in perfect combination! Offering a low-fuss high-amenity lifestyle within half a dozen blocks of the station and 500m of the bay, this perfectly presented two bedroom unit is equally ideal to rent or enjoy with warm polished boards for generous living, prestige Blanco appliances and a stainless-steel dishwasher for the kitchen, a full bath and separate shower for the big bright bathroom ...and handy extras including a large laundry, separate WC, built-in robes and reverse-cycle air-conditioning. Wrapped by a north-westerly courtyard with a clever auto-entry carport configured to double as an alfresco area, there's direct access to decking from the main bedroom and well-groomed communal gardens out front. Best of all, there's this premier location between Parkdale's latte strip and Mentone's Village life (right amongst the famous blue-chip "number streets") to add extra value to this invaluable lifestyle location! For more information about this well-located beachside unit contact Noel Susay at Buxton Hampton East on 0450 069 506

## 33/310 Warrigal Rd CHELTENHAM 3192

PRICE :	\$590,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	19/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Presenting the contemporary style of today's interiors all wrapped up in a superbly easy-care package, this fabulously updated unit will appeal to anyone wanting a ready-to-go base. Nestled within a peaceful community, where access via Brampton Road, low traffic and friendly neighbours ensure a stress-free way of life, this is an appealing proposition for first-home buyers, investors and downsizers. Offering the bonus of two secure alfresco areas, the home features a light-filled open plan living zone which flows to the sleek contemporary kitchen – with glossy work surfaces, stainless steel appliances and ample space for relaxed dining, this is a pleasing space to host family and friends. Peacefully zoned, the two generous bedrooms both offer fitted wardrobes and share a fresh modern bathroom and separate WC, whilst a laundry with access to the larger courtyard, a lock-up garage plus split system heating/cooling are also included. Moments to bus routes, DFO and Southland, this immaculate property is also near a choice of schools and boasts zoning for Cheltenham Secondary College.

## 8/31-35 Como Pde.E MENTONE 3194

PRICE:	\$590,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	23/03/2018	ROOF:	
METHOD:	Private Sale	BEDROOMS:	2
SETTLEMENT DATE:		BATHROOMS:	2
PROPERTY TYPE:	Apartment	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	1
PARISH:		STOREYS:	
MAP REF:		BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:		SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:		FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No



**COMMENTS:** Live on the edge of the bay and secure your place in one of the best beach-side Village-edge developments. Situated within a few blocks of Mentone's transport and shopping precinct, surrounded by schools and just 750 metres approx. from the bay, this cutting-edge ground floor apartment offers up-sized 2 bedrooms, two bathrooms, spacious open plan living with high-end finish including Bosch appliance kitchen, fully-tiled bathrooms, Stone bench-tops, reverse-cycle air-conditioning, private courtyard and video-intercom entry. Enjoy sizeable living, make this accommodating apartment your base by the bay! \*For all enquiries, please contact Mark Blit 0412 512 889

## 1/30 Latrobe St MENTONE 3194

PRICE:	\$582,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	24/03/2018	ROOF:	
METHOD:	Private Sale	BEDROOMS:	2
SETTLEMENT DATE:		BATHROOMS:	1
PROPERTY TYPE:	Unit	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	1
PARISH:		STOREYS:	
MAP REF:	86 J 4	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:		SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:		FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No



**COMMENTS:** This one has size where it counts! The group is small, the space is generous and the potential is huge! Situated towards at the front of a boutique group, this two bedroom villa unit offers spacious living with polished floorboards. Open plan kitchen with plenty of storage/ Two spacious bedrooms both with BIR and plenty of natural light. With a lock garage and courtyard this property has plenty of potential to add value in a transforming suburb. On the beach side of the Highway just blocks from station and shops, this one will not last long! For more information about this sizeable villa contact Emily Whitehead at Buxton Mentone on 0420 997 276

## 4/227 Charman Rd CHELTENHAM 3192

PRICE:	\$580,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	29/05/2018	ROOF:	
METHOD:	Private Sale	BEDROOMS:	2
SETTLEMENT DATE:		BATHROOMS:	1
PROPERTY TYPE:	Townhouse (Single)	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	1
PARISH:		STOREYS:	
MAP REF:		BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:		SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:		FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No



**COMMENTS:** It doesn't get more convenient than the heart of Cheltenham Village and with a roomy 100m2 approx. of indoor-outdoor living rarely seen in today's new builds plus a vibrant cafe culture, restaurants and the train steps away, this immaculate double-story, 2-bedroom, 1.5-bathroom residence offers an easy lifestyle in a high-demand pocket without compromising on space. Comfortable now, with plenty of scope to update and add your own sense of style, enjoy downstairs sun-filled open plan living and dining, a contemporary kitchen with stone bench tops and stainless steel appliances plus direct private courtyard access for easy entertaining. Upstairs are two generous bedrooms both with extensive built-in robes; the master bedroom with a delightful study/reading nook plus neat & tidy central bathroom with combined shower/bath. Features incl. downstairs w/c, laundry, split system heating/cooling throughout and single carport. Superbly positioned adjacent to Cheltenham Primary School, walking distance to Cheltenham Recreation Reserve, park, playground, golf club, minutes to Westfield Southland and moments to the beach.

## 8/32 Flinders St MENTONE 3194

PRICE: \$575,000  
RESERVE PRICE:  
SALE DATE: 26/05/2018  
METHOD: Auction Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: Unit  
MUNICIPALITY: Kingston  
PARISH:  
MAP REF:  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

RECORDED:  
WALLS: Brick Veneer  
ROOF:  
BEDROOMS: 2  
BATHROOMS: 1  
ROOMS:  
CARPARKS: 1  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA:  
FURNISHED: No  
OWNER OCCUPIED: No



COMMENTS :

## 1/2-10 Teague Av MENTONE 3194

PRICE: \$555,000  
RESERVE PRICE:  
SALE DATE: 01/04/2018  
METHOD: Private Sale  
SETTLEMENT DATE: 20/04/2018  
PROPERTY TYPE: Apartment  
MUNICIPALITY: Kingston  
PARISH: Moorabbin  
MAP REF: 86 K 5  
BLOCK NUMBER:  
LOT NUMBER: 1  
CROWN ALLOTMENT:  
PLAN NUM/REF: PS430656  
YEAR BUILT:

RECORDED:  
WALLS:  
ROOF:  
BEDROOMS: 2  
BATHROOMS: 1  
ROOMS: 3  
CARPARKS: 2  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA:  
FURNISHED: No  
OWNER OCCUPIED: Yes



COMMENTS : An absolute hidden gem in the heart of bustling Mentone, this stunning two level apartment is peacefully positioned within the exclusive and tightly-held 'Odeon' building. Secluded and secure this gorgeous Art Deco building features only ten stylish apartments - number 1 has been beautifully finished; its open plan living zone on the upper level enjoys tranquil leafy vistas and an abundance of northerly warmth and sunshine. Two striking exposed concrete columns flank the doors to the private terrace, which overlooks the large lush communal garden and barbecue whilst back inside a gourmet kitchen showcases quality appliances and luxe stone benchtops. Both queen-sized bedrooms (BIRs) are located on the lower level, along with a large central bathroom and Euro laundry. Two secure parking spaces and a storage cage are also included in this flawless and rare offering. An urbane paradise in suburban Mentone, the apartment also features heating and projector/movie screen for quiet nights in. Hop on the train to the city, stroll to fabulous restaurants or head down to the beach on the weekend - all are just a heartbeat away. For all enquiries please contact Mark Eddy on 0408198308 Hodges Mentone and Anne Forsyth on 0418337053 Duffy Forsyth & Co.

## 55/310 Warrigal Rd CHELTENHAM 3192

PRICE: \$541,000  
RESERVE PRICE:  
SALE DATE: 17/03/2018  
METHOD: Sale  
SETTLEMENT DATE: 13/04/2018  
PROPERTY TYPE: Flat/Unit/Apartment (Res)  
MUNICIPALITY: Kingston  
PARISH: Mordialloc  
MAP REF:  
BLOCK NUMBER:  
LOT NUMBER: 55  
CROWN ALLOTMENT:  
PLAN NUM/REF: RP002968  
YEAR BUILT:

RECORDED:  
WALLS:  
ROOF:  
BEDROOMS: 2  
BATHROOMS:  
ROOMS:  
CARPARKS:  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA:  
FURNISHED:  
OWNER OCCUPIED: Yes

COMMENTS :

## 6/9 Latrobe St CHELTENHAM 3192

PRICE :	\$520,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	15/03/2018	ROOF :	
METHOD :	Sale	BEDROOMS :	2
SETTLEMENT DATE :	06/04/2018	BATHROOMS :	
PROPERTY TYPE :	Flat/Unit/Apartment (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Moorabbin	STOREYS :	
MAP REF :	86 H 3	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	6	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	RP003860	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

## 9/287 Warrigal Rd CHELTENHAM 3192

PRICE :	\$510,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	12/05/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	78 C 12	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

## 32/310 Warrigal Rd CHELTENHAM 3192

PRICE :	\$490,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	26/03/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Peacefully tucked away within the Warrabar Estate, where low traffic and a sense of community ensure a relaxed way of life, this original two-bedroom unit presents a promising opportunity for first home buyers and investors. Well maintained through the years, there is enormous potential to easily add value with some simple contemporary enhancements. The foundations are there - a light-filled living room enjoys alfresco access to a front patio, whilst the dining area is easily accessed from the practical kitchen. Both of the bedrooms are well proportioned, the main room benefiting from built-in robes, the second room enjoying private outlooks to a second sunny courtyard. Including a bright and spacious bathroom plus separate WC and laundry with external access, this promising package also includes the bonus of solar panels, split system heating/cooling plus alarm and lock-up garage. Close to both DFO and Southland, and moments to bus routes, the peaceful property is also within the sought-after zone for Cheltenham Secondary College.

## 17/3-5 Alvena St MENTONE 3194

PRICE :	\$462,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	10/05/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Apartment	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Brand spanking new, this spacious and beautifully-appointed 2-bedroom apartment provides the perfect base for a carefree lifestyle. Just a leisurely stroll to the attractions of Mentone village, along with the train station for an easy workday commute, hassle-free living doesn't get much better than this! Located on the first floor and enjoying an abundance of natural sunlight, the apartment features a welcoming living and dining area which extends outdoors to a private and sunny terrace. A sleek ebony stone kitchen with premium appliances, including an oven and cooktop, is the perfect spot to cook up a storm for loved ones. On-trend timber floors flow to the two double-sized bedrooms; The first boasts a luxe ensuite whilst the second is serviced by a stylish, centrally positioned bathroom. They both benefit from built-in storage. With the peace of mind of secure video intercom entry, this stress-free offering also includes Euro laundry, split system heating/cooling, basement parking and storage cage. For all enquiries please contact Pandelis Plousi on 0409 553 929 Hodges Mentone.

## 804/6 Railway Rd CHELTENHAM 3192

PRICE :	\$460,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	10/04/2018	ROOF :	
METHOD :	Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	
PROPERTY TYPE :	Flat/Unit/Apartment (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Moorabbin	STOREYS :	
MAP REF :	86 J 2	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	804	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS720147	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

## 5/76 Collins St MENTONE 3194

PRICE :	\$440,600	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	23/03/2018	ROOF :	
METHOD :	Sale	BEDROOMS :	
SETTLEMENT DATE :	16/04/2018	BATHROOMS :	
PROPERTY TYPE :	Apartment	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Moorabbin	STOREYS :	
MAP REF :	86 K 5	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	5	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS816435	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

## 8/113 Warrigal Rd MENTONE 3194

PRICE : \$422,000  
RESERVE PRICE :  
SALE DATE : 19/05/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Unit  
MUNICIPALITY : Kingston  
PARISH :  
MAP REF : 87 B 5  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 1  
BATHROOMS : 1  
ROOMS :  
CARPARKS : 1  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : With more floor-space, more outdoor area and more potential, this is One with more possibilities! Rent or enjoy exactly as is today, upgrade further tomorrow, maybe even see potential to re-configure and add resale value...this one bedroom courtyard unit is an absolute one-off! Scaled up with a full-sized dining area beside the classic timber kitchen in addition to a large lounge, this super-sized single bedroom unit is a rare find - with the interior living, courtyard and car space more typical of a two bedroom home! Already perfectly presented with quality kitchen and bathroom areas, polished hardwood floors and an inverter air-conditioner, this centrally heated home offers exceptional flexibility with a king-sized robe-fitted bedroom, a well-placed separate WC and a vast and versatile laundry. Up-sized outdoors too, there's access to a completely carefree stone-paved courtyard wrapping around to the north, a secure garage and visitor parking at the door Even the location is full of possibilities - tucked quietly to the end of a long drive, this unique unit has the soon-to-be-refurbished station and shopping village within a walk, the beach within a jog and handy Thrift Park shopping within a handy dash! For more information about this courtyard unit contact Wesley Belt at Buxton Mentone on 0418 310 753

## 6/1325 Nepean Hwy CHELTENHAM 3192

PRICE : \$362,500  
RESERVE PRICE :  
SALE DATE : 28/04/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Unit  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 K 2  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 1  
BATHROOMS : 1  
ROOMS :  
CARPARKS : 1  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS :

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