

hockingstuart

PH: 03 9583 3246

FAX:

DATES : 01/12/2019 and 29/02/2020
PROPERTY TYPE : All Property Types
SALE TYPE : Auction Sale, Sold Before Auction, Sold After Auction, Private Sale, Expression of Interest, Sale by Tender, Sale
PRICE :
STREET NUMBER : (ANY)
STREET : BUNDORA, GLENGALA, VIRGINIA, DALLAS, HOUSTON, ALLANDALE, GAINSBOROUGH, SHARAN, SOUTHERN, DELVILLE, COOLABAH, ACACIA, SYCAMORE, BROOME, ORD, AVON, CRAIGMORE, DANIEL, TYLDEN, BLACKWOOD, STEELE, SHEARSON, YARRA, TAMAR, MAXINE, DERWENT, BOWEN, GLENELG, MURRAY, OVENS, CEDAR, DARLING, LYONS, LACHLAN, AVOCA, TODD, DALY, LOGAN, AVENZA, TAMBO, LEVANTO, ALBENCA, RIVIERA, SAVONA, CERVARA, SARZANA, VOLTRI, TOLLS, NEVILLE, JOHNSTON, GOULDTHORP, STREETON, ABRAHAMS, MCCUBBIN, CONDER, WITHERS, HUMPHREY, ROWELL, OAK
STREET TYPE : (ANY)
SUBURB : MENTONE
DATA SOURCE : REI and VG/Gov
RETURNED : 6

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Results

38 Derwent St MENTONE 3194

PRICE :	\$1,300,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	18/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	4
SETTLEMENT DATE :	22/01/2020	BATHROOMS :	3
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Mordialloc	STOREYS :	
MAP REF :	87 D 5	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	306	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	574
PLAN NUM/REF :	LP098680	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : 40 + squares of family living in one of the most tightly held areas of Mentone. 4 large bedrooms, 3 bathrooms and 3 living zones provide everything a family could need. Right next to the beautiful Racecourse Reserve, close to Thrift Park, minutes to Mentone's private schools and station and in the sought after Mentone Girls' Secondary and Parkdale Secondary Zone. Large formal lounge and dining room. Separate dining area next to large timber kitchen. A second large living/rumpus with wet bar. Master bedroom with walk in robe and ensuite. A large fourth bedroom which can double as a retreat. Balcony with park view. Ducted Heating and cooling. Ducted vacuum Alarm system. Lovingly maintained garden with undercover alfresco areas. Plenty of parking area including dual door garage. Photo ID required on entry.

100 Oak Av MENTONE 3194

PRICE :	\$987,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	08/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	87 A 4	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	208
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : An exceptional example of low maintenance living, this smartly-appointed 3-bedroom residence is situated within the highly sought-after Golden Triangle. With public transport, parks, schools and major shopping destinations all within easy reach, there really is no better setting for your busy lifestyle! Spanning two sun-soaked levels, the home features a ground floor entertaining zone which spills effortlessly outdoors to a private yard complete with established plants, patio and built-in barbeque summer hosting has never been so easy! Back inside, the gourmet kitchen truly is the heart of the home. Here, premium Bosch appliances, a fitted butler's pantry and stone benchtops are sure to impress the most discerning of chefs and give loved ones a wonderful place to congregate. All three bedrooms including the tranquil master suite - are positioned upstairs where a long hallway is bathed in streams of natural sunlight and warmth thanks to banks of clerestory windows and high ceilings. Other highlights include a ground floor study (perfect for students or those that work from home), split system heating/cooling in all principal rooms, two luxurious fully-tiled bathrooms, guest powder room, solar panels, water tank and garage with laundry provisions. Boasting prized zoning for both Parkdale and Mentone Girls' secondary colleges, this impressive proposition is close to Southland, Mentone village, station and bus stops.

11 Daniel Ct MENTONE 3194

PRICE :	\$938,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	09/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :	24/01/2020	BATHROOMS :	2
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Mordialloc	STOREYS :	
MAP REF :	87 E 5	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	11	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	571
PLAN NUM/REF :	LP075415	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : Some people love standing out from the crowd, and this home lets you do just that! Tucked away in a sought-after cul-de-sac, families who demand all the usual comforts yet are looking for something just a little bit different should not pass this by. Low traffic and proximity to Mentone Park Primary School, transport and shops are just part of the appeal of this light-filled home with a steeply pitched roofline and contemporary colour palette grabbing your attention. Featuring a sunlit lounge showcasing a cosy wood burner and soaring ceilings with exposed beams, the accommodation also offers a granite kitchen boasting a Bosch dishwasher. Further on, the sundrenched dining zone opens out to the colourful wraparound gardens where an alfresco patio and generous north-facing lawn add yet more appeal for families. Two accessible bedrooms are conveniently located in the ground-floor where they share a bright bathroom with hidden Euro-style laundry, whilst up a gorgeous spiral staircase, two attic-style bedrooms offer fitted robes and options for study nooks; they share a second central bathroom. With multiple split systems and wall heater, this truly individual home also includes a double carport, considerable parking and garden shed. Mentone Girls' and Parkdale Secondary College zoning finalises the deal.

3 Withers Way MENTONE 3194

PRICE : \$900,000
RESERVE PRICE :
SALE DATE : 07/12/2019
METHOD : Auction Sale
SETTLEMENT DATE : 15/01/2020
PROPERTY TYPE : Townhouse (Res)
MUNICIPALITY : Kingston
PARISH : Moorabbin
MAP REF : 87 B 4
BLOCK NUMBER :
LOT NUMBER : 67
CROWN ALLOTMENT :
PLAN NUM/REF : PS637137
YEAR BUILT :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 2
ROOMS :
CARPARKS : 2
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA : 179
FURNISHED : No
OWNER OCCUPIED : Yes



COMMENTS :

18 Bundora Pde MENTONE 3194

PRICE : \$877,000
RESERVE PRICE :
SALE DATE : 22/02/2020
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : House (Res)
MUNICIPALITY : Kingston
PARISH :
MAP REF : 87 G 6
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :
YEAR BUILT :

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



COMMENTS : Those seeking an established property in a truly established neighbourhood, should not go past this much-loved family home. Occupying a lush, leafy 604sqm (approx.) allotment of land, this well-maintained property is the perfect springboard into a premium neighbourhood where local shops, a choice of primary schools plus recreation and buses are all immediately on hand. Providing all the foundations for a sound family future, the accommodation currently comprises a broad lounge and dining room with a sunny deck that overlooks the pretty front garden – this space flows to the large well-equipped kitchen filled with light thanks to a big picture window. Out through a north-facing sunroom, the long driveway gives access to the flourishing family-friendly garden where the lawn will appeal to the kids while the shaded BBQ area will attract the adults. Each of the three bedrooms offer built-in storage and share a central full bathroom – a large laundry is also offered in addition to ducted heating, hall storage and outdoor garage storage/workshop. Requiring no work for immediate comfort, there are also options to update and extend the existing accommodation to make the most of the in-demand allotment; alternatively you may wish to capitalise on the sought-after Parkdale Secondary College zoning and craft an impressive family residence (both STCA). For all enquiries please contact Mark Eddy 0408 198 308 Hodges Mentone.

61 Southern Rd MENTONE 3194

PRICE : \$825,000
RESERVE PRICE :
SALE DATE : 20/12/2019
METHOD : Sale
SETTLEMENT DATE : 14/02/2020
PROPERTY TYPE : Warehouse
MUNICIPALITY : Kingston
PARISH : Mordialloc
MAP REF : 87 F 5
BLOCK NUMBER :
LOT NUMBER : 10
CROWN ALLOTMENT :
PLAN NUM/REF : LP051946
YEAR BUILT :

RECORDED :
WALLS :
ROOF :
BEDROOMS :
BATHROOMS :
ROOMS :
CARPARKS :
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA : 876
FURNISHED :
OWNER OCCUPIED : No

COMMENTS :

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