



3/95 Beach Road Mentone VIC 3194

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\$1,250 per week

Date available: Now

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## Exquisite Beachfront Retreat

Experience the epitome of beachfront living in this stunning 3 bedroom, 3 bathroom townhouse boasting breathtaking bay views. This residence feels more like a family retreat with four private outdoor spaces to unwind and soak up the coastal atmosphere. Spanning three levels and featuring its own street frontage leading to a serene courtyard, this designer abode offers a spacious layout with luxurious touches throughout.

On the ground level, discover two generously sized bedrooms, exquisite marble bathrooms with elegant brass fixtures, a separate laundry, and a sunlit family room that opens onto a tranquil courtyard with access to a communal piazza. Ascend to the first floor to find a captivating open plan living and dining area showcasing panoramic beach views from the balcony, a sleek black marble kitchen equipped with top-of-the-line Miele appliances, integrated fridge/freezer, a cozy café bar, and a walk-in pantry. Additionally, this level hosts a sophisticated main bedroom featuring ample storage space and a chic ensuite with a modern wet room, along with a convenient guest powder room.

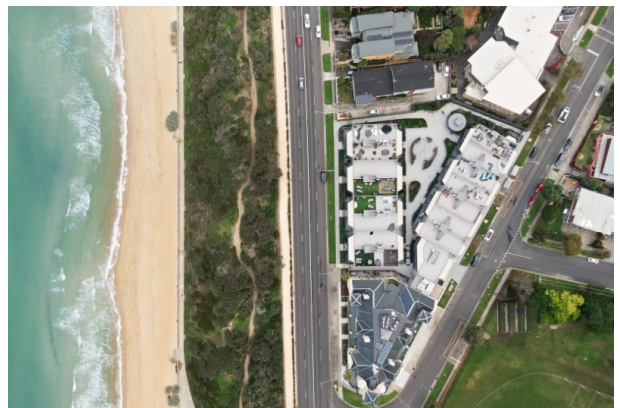
The main attraction awaits on the expansive rooftop terrace, perfect for entertaining guests or simply enjoying family gatherings while relishing in the stunning vistas of the bay. Thoughtfully designed with folding decorative metal screens for added climate control, this unrivaled haven also boasts individual room-controlled ducted reverse cycle air conditioning, double glazed windows, and two secure basement parking spaces with a storage cage accessible via Mentone Parade.

Nestled within the iconic Mentone Hotel development, residents will enjoy easy access to coastal walking and bike trails just across the road, pedestrian lights leading to the beach, and proximity to Mentone Village, train station, as well as renowned schools such as Mentone Grammar, Mentone Girls' Grammar, and St Bedes' College. Don't miss the opportunity to immerse yourself in the ultimate beachside lifestyle!

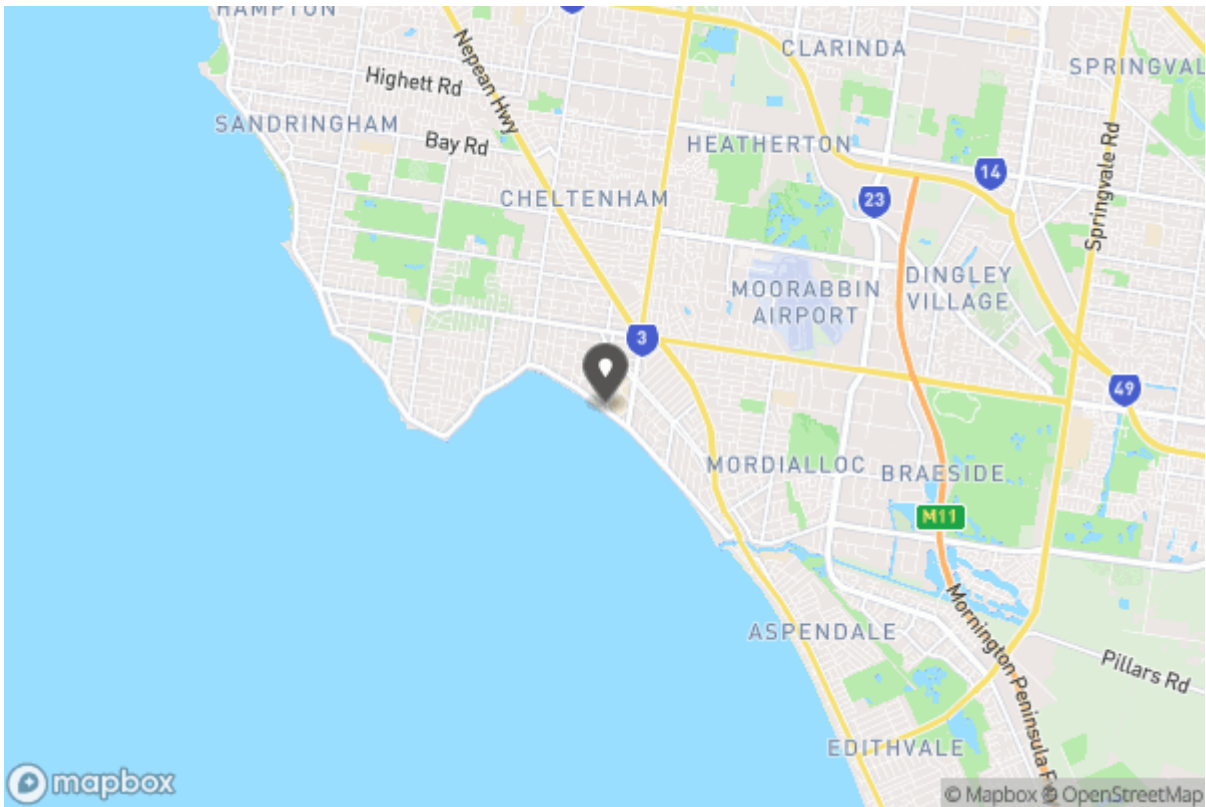
# Gallery



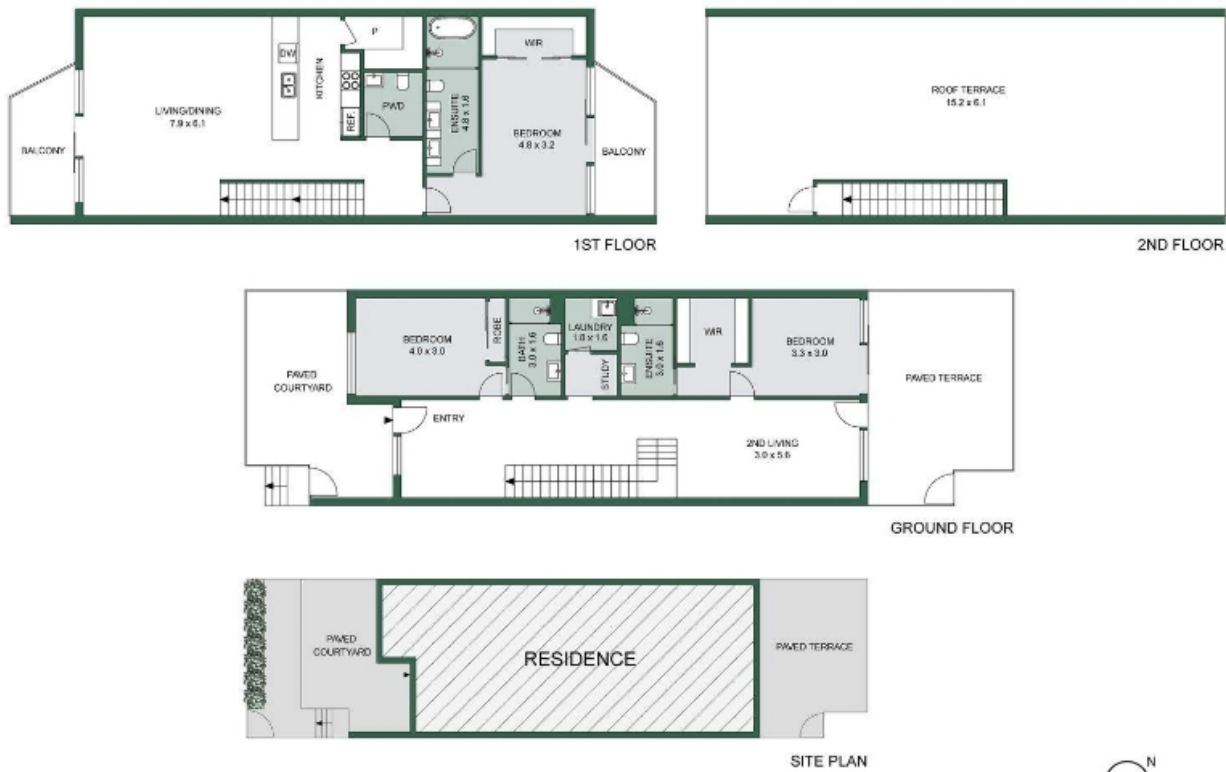




# Location Map



# Floor Plans



The site plan and floor plan are not to scale; measurements are indicative and in metres.  
Shades and lines are placed for illustration purposes. Plans should not be relied on.  
Individual parties of work shall and only if their own requires.





Don't forget to  
confirm your  
inspection by  
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# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

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