



2/5 Walden Rd Mentone VIC 3194

3 2 2

\$1,100

Date available: 12 December 2024

[Book Inspection](#)

UNDER APPLICATION

It doesn't matter which direction you head; from this location you will not miss a beat & just in time for summer. This house was designed by award-winning architect, Gabriel Oroszvary and is privately tucked away in a cul de sac road located off Napier Street, you will be pleasantly surprised by this gem you are about to inspect.

Step behind the secure gate and be greeted with low maintenance entry courtyard

Open plan lounge room with built in low line oak entertainment unit with plenty of room to relax.

Spacious dining area with built in seat, this room flows seamlessly to an adjoining gorgeous low maintenance decked courtyard comprising gorgeous jasmine and pear trees.

Stunning gourmet open plan kitchen, the centre of the entertainer's heart.

Extra large stone waterfall benches, Westinghouse oversized oven, Bosch dishwasher, stainless steel single sink, great storage

Downstairs third bedroom, polished floors, built in robes + additional storage under staircase (downstairs)

Laundry, ample storage, undermount washing machine & dryer space and direct access to courtyard & clothesline
Powder Room

Generous size Main bedroom located upstairs with ample storage / built in robes

Including Ensuite bathroom vanity, toilet, shower and wait for it bath with skylight, you can literally lay in the bath and look at the stars

Second bedroom carpeted with built in robes plus built-in desk

Central bathroom boasts oversized shower, vanity & toilet

Additional Features:

Secure carport, parking for 2 cars

Remote garage door

Heating & Cooling

Local Notes:

Schools – Mentone Grammar, Mentone Girls Grammar, Mentone Secondary College, Kilbreda College, St Bedes, Mentone Primary, Mentone Park Primary, St Patrick's Primary, Mentone Pre School

Transport – Mentone Station, trains and buses 5-minute walk away

Recreation Areas – Mentone Reserve (home to St Bedes Mentone Tigers), Keith Styles Reserve, Dolomore Reserve (Athletics Club), Mentone Tennis Club, Mentone Lifesaving Club, Bay Trail walk along foreshore

Local Eats – Huff Baglery, Meet Patty, Truly Scrumptious, The Corner Store

Food Shopping – Sciclunas, Coles, Woolworths

****HOW TO INSPECT THIS PROPERTY**** Arranging an inspection is easy. Simply click on the "Book an inspection" button for this rental property and choose your preferred day/time then enter your contact details. By registering, you will be provided with any updates, changes or cancellations for your inspection. Registering for the inspection is mandatory and you MUST confirm your appointment 2 hours before otherwise the inspection may be cancelled. ****For guaranteed access, please arrive at the inspection at the allocated start time, any later and access is not guaranteed. **** PHOTO ID MUST BE PROVIDED BEFORE ENTRY AT THE PROPERTY.

Gallery



SPRUCE

To book an inspection for this rental property, click "Book an inspection" select your preferred day/time. Mandatory registration for inspection. Confirm appointment 2 hours prior. A photo ID is required before entry.

We look forward to meeting you at our next open for inspection.

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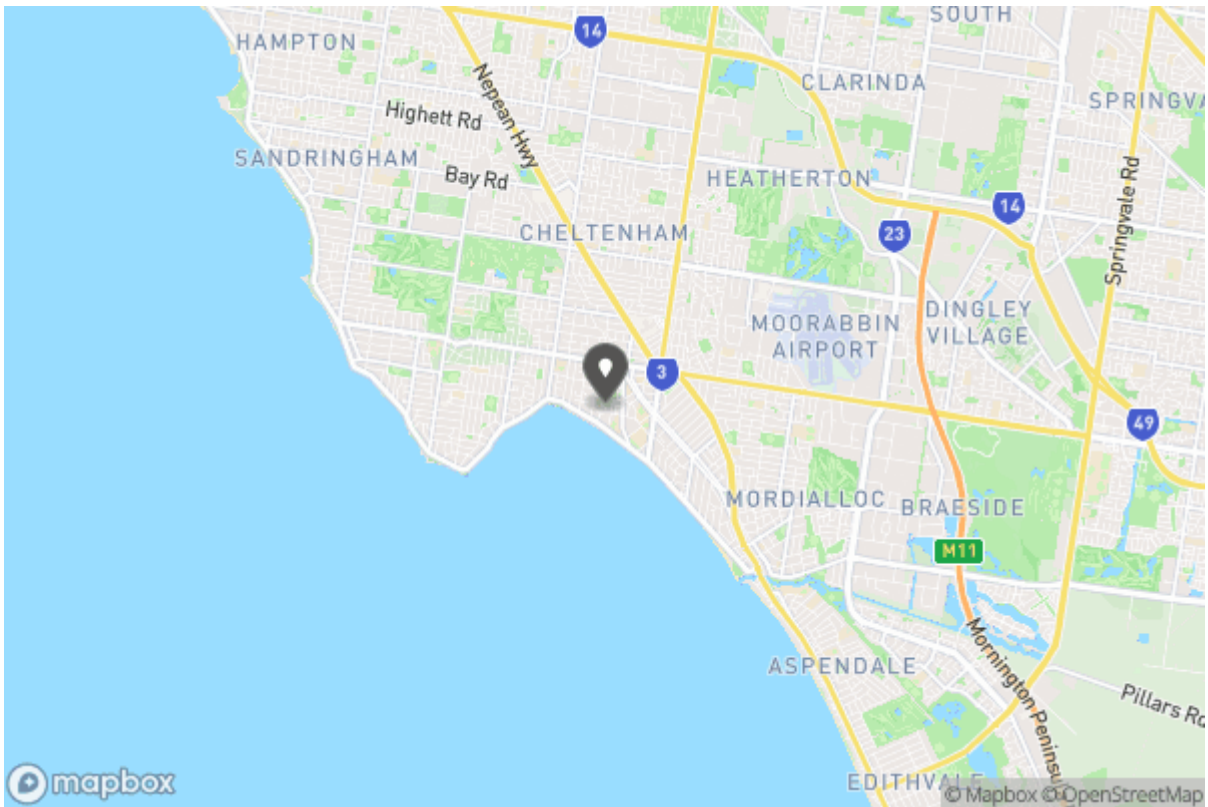
Are you dissatisfied with the service provided by your property manager, feel free to reach out to Alana for a confidential chat

Alana
0458 801 888

SPRUCE



Location Map





Don't forget to
confirm your
inspection by
SMS or email

Kaye Head
0466 277 303
kaye@sprucere.com.au

1300 792 701
Shop 3 157 Martin Street
Brighton VIC 3186

Why Book with Spruce

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

Tenancy Application

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

[Apply Online](https://2apply.com.au/Property?agentID=PM-SPRUCE&uniqueID=b21b00b8c135454c9a533aeb14b497f7)

<https://2apply.com.au/Property?agentID=PM-SPRUCE&uniqueID=b21b00b8c135454c9a533aeb14b497f7>