



2/5 Walden Rd Mentone VIC 3194

3 2 2

\$1,000

Date available: 27 January 2023

[Book Inspection](#)

## BAYSIDE LIVING & VIEW 3D TOUR ONLINE - 3 BED, 2 BATH, 2 CAR

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 and cozy gas first place

Open plan dining area with built in seat, adjoining gorgeous low maintenance decked courtyard with sliding doors that flow into this area seamlessly, with pear trees and jasmine that smell amazing

Stunning gourmet open plan kitchen, the center of the entertainer's heart, all the tick items are here, XL stone waterfall benches, Westinghouse oversized oven, Bosch dishwasher, stainless steel single sink, great storage

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

Step upstairs

Main bedroom, generous size and ample storage / built in robes

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

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

Central bathroom boasts oversized shower, vanity & toilet

Home office

Additional Features

Secure carport, parking for 2 cars

Remote garage door

Heating & Cooling

Gas Fireplace

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 Booking System

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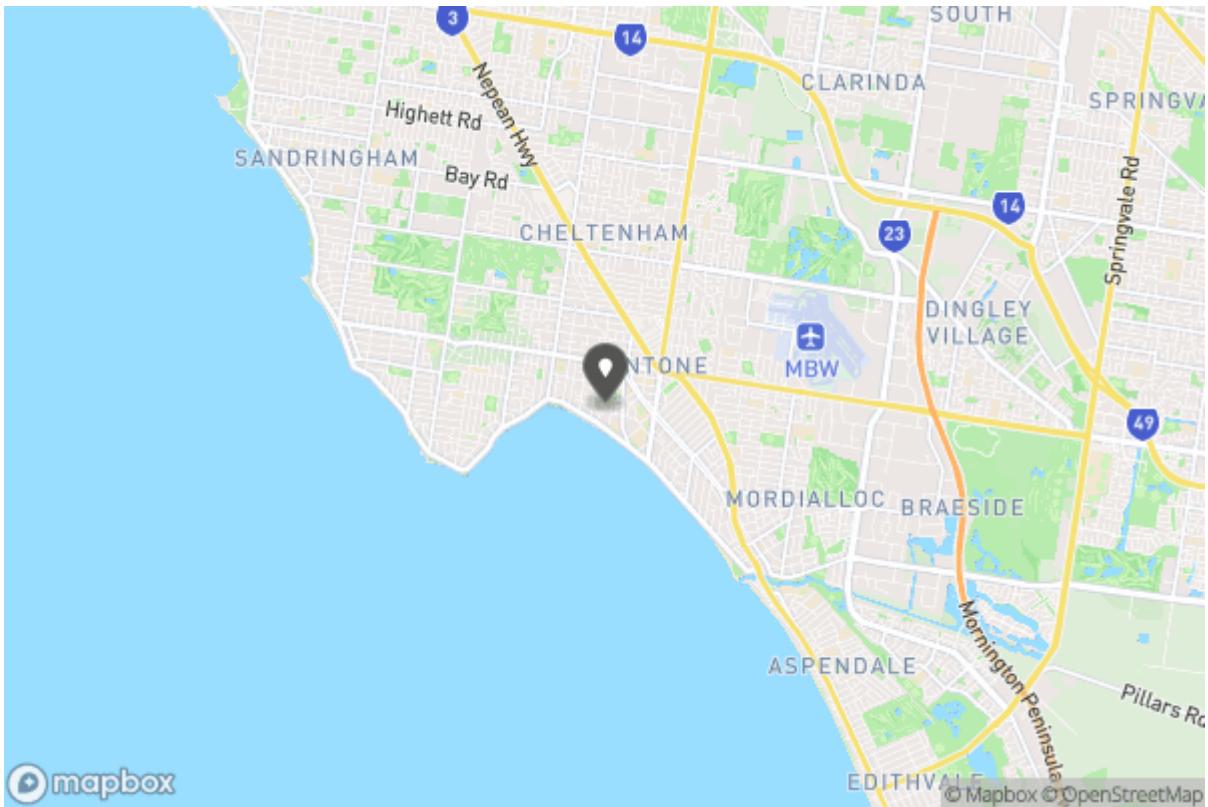
Registering for inspection is mandatory and you MUST confirm your appointment 2 hours prior.  
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We look forward to meeting you at our next open for inspection.

Annabel Webb  
0499 043 879  
leasing@sprucere.com.au



# Location Map







Annabel Webb

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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=af5b006eb9ce4fd8b61f5d3de10a6453>