

hockingstuart

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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 : WAKOOL, SEA, KING, VIEW, MARINA, MUNDY, RIVOLI, GROUT, BIRCH, PLUMMER, COCHRANE, THURLING, GUNBOWER, FLORENCE, ANCONA, CATANIA, KELSO, KITCHENER, NAPLES, MILAN, VENICE, BRINDISI, COMO, NAPIER, COMMERCIAL, CREMONA, EBLANA, PALERMO, LUCERNE, DIXON, SAN ANTONIO, CENTREWAY, OWEN, MAIN, MONTGOMERY, EPSOM, PIER, BEACH, HIGH, JAMES, JOHN, BAY, GEORGE, COMO PARADE WEST, ROSELLA, THOMSON, ROYAL, RENNISON, RANDELL, DALMOR, MCINDOE, HERBERT, PARKERS, SURF, SPRAY, FOAM, MONACO, DICKENS, DOVER, GENOA, TI-TREE, THE CORSO
STREET TYPE : (ANY)
SUBURB : MENTONE,PARKDALE,MORDIALLOC
DATA SOURCE : REI and VG/Gov
RETURNED : 24

hockingstuart

Results

152 Como Pde PARKDALE 3195

PRICE :	\$10,200,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	20/12/2019	ROOF :	
METHOD :	Sale	BEDROOMS :	71
SETTLEMENT DATE :	11/02/2020	BATHROOMS :	
PROPERTY TYPE :	Hospital - Private	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Mordialloc	STOREYS :	
MAP REF :	87 B 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	4,765
PLAN NUM/REF :	LP086447	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

13 Royal Pde PARKDALE 3195

PRICE :	\$2,420,000	RECORDED :	
RESERVE PRICE :		WALLS :	Weatherboard
SALE DATE :	22/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	4
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	829
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

43 Plummer Rd MENTONE 3194

PRICE : \$1,957,500
RESERVE PRICE :
SALE DATE : 14/12/2019
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : House (Res)
MUNICIPALITY : Kingston
PARISH :
MAP REF : 86 J 6
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :
YEAR BUILT :

RECORDED :
WALLS : Brick Veneer
ROOF :
BEDROOMS : 4
BATHROOMS : 3
ROOMS :
CARPARKS : 3
STOREYS :
BUILD AREA :
FRONT DIMENSION : 0
SIDE DIMENSION :
LAND AREA : 774
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : Situated on an exceptional beachside corner, where the foreshore, village and an array of cafes are easily reachable by foot, this light-filled and appealing home dishes up comfortable accommodation and a wealth of options. Close to elite private schools, it is also zoned for both Mentone Girls' and Beaumaris Secondary Colleges. Set amongst secure established gardens, this is a home of true appeal with its sunlit formal lounge/dining with brick fireplace and open plan entertaining area waiting to welcome family and friends plus the sparkling free-form pool and sundrenched alfresco zone perfect for the summer months. A central granite kitchen is ideally located for effortless entertaining inside or out, whilst a versatile study area is a convenient inclusion. The downstairs ensuite master will prove popular with many, the remaining three bedrooms including a large spa bathroom are peacefully tucked away upstairs where they share yet another living area. A further bathroom plus large laundry are also offered along with considerable storage, comprehensive heating/cooling, ducted vacuum, double auto garage and second garage/storage. And while it is utterly welcoming there is the option to update or instead, the supersized 774sqm (approx.) allotment of land with its long north-facing frontage and second crossover to Rivoli Street may prove an irresistible opportunity for a sophisticated subdivision (STCA). PLEASE NOTE - Photo ID required as a Condition of Entry

22 Mundy St MENTONE 3194

PRICE : \$1,780,000
RESERVE PRICE :
SALE DATE : 21/12/2019
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : House (Res)
MUNICIPALITY : Kingston
PARISH :
MAP REF : 86 J 7
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :
YEAR BUILT :

RECORDED :
WALLS : Brick Veneer
ROOF :
BEDROOMS : 3
BATHROOMS : 1
ROOMS :
CARPARKS : 2
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA : 740
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS :

73 Mundy St MENTONE 3194

PRICE :	\$1,650,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	07/12/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	5
SETTLEMENT DATE :	16/01/2020	BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Moorabbin	STOREYS :	
MAP REF :	86 J 6	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :	5	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	710
PLAN NUM/REF :	LP009907	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : A home of substance on substantial land, this solid residence has been the treasured home to the one family almost fifty years. Surrounded by similarly established properties, it stands proudly within a prized beachside neighbourhood where the water's edge is just a walk away, the village & station within easy reach whilst quality schooling options including the zoned Beaumaris Secondary College are also on hand. Period features are on full display, from the porthole window in the front door to the high ceilings adorned with attractive cornices, this is a home of quality. And while there is history and memories galore, today's families will be satisfied with the accommodation, which comprises a formal lounge with gas heater plus separate distinct dining zone plus a broad casual living & meals area to the rear. Right at the heart, a well-maintained kitchen offers retro appeal and looks out across the living zone to the deep garden with lawn and patio and huge multi-car carport/workshop. Five bedrooms (BIRs) allow everyone to spread out, three are conveniently located on the ground floor where they share a sweet aqua bathroom the remaining rooms are peacefully placed upstairs along with a second bathroom. Boasting ample storage throughout and a central laundry the home on approximately 710sqm also comes with ducted heating and the option to add some contemporary updates if desired. PLEASE NOTE - Photo ID required as a Condition of Entry

138a Beach Rd PARKDALE 3195

PRICE :	\$1,535,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	22/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	87 C 10	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 : Step up and see the bay, step out and onto the sand, step in and find rare beachfront serenity. Rising to a spectacular rooftop deck, this three-level, three bedroom, up to three living zone home enjoys a uniquely secluded beachfront position at the end of a long landscaped drive. Designed to capitalise on sun, sea-breezes and sparkling views with northerly lounge-dining plus a courtyard wrapped casual zone, this architectural home rises high to a bay-view master-domain with a retreat (perfect as third living zone or home-office) then hits the heights with one of the best views on the bay from the glass-balustraded rooftop! Coolly coastal with a Smeg and stone kitchen and 2.5 stone-finished designer bathrooms including a double ensuite (with dual vanity and double shower), this high design has tall doors reaching up to soaring 3m ceilings, solid hardwood floors and glossy Emporite finishes. Heated and air-conditioned with built-in and walk-in-robos, the home achieves the highest quality with an alarm, ducted vacuum system and double auto-garage. There's even a bubbling spa to heat up while enjoying a cool sea-breeze! A few blocks to Parkdale's latte strip and station and a minute Mordialloc's booming beach, bar and barista precinct, this is a cutting-edge hideaway on the edge bay. With Parkdale's Beach Caf almost at the door, the bus-stop within steps and the Mentone schools within a walk and cycle, this panorama-view property offers a unique perspective!

10 Birch St MENTONE 3194

PRICE: \$1,280,000
RESERVE PRICE:
SALE DATE: 02/12/2019
METHOD: Private Sale
SETTLEMENT DATE: 29/01/2020
PROPERTY TYPE: Townhouse (Single)
MUNICIPALITY: Kingston
PARISH: Moorabbin
MAP REF: 86 J 6
BLOCK NUMBER:
LOT NUMBER: 1
CROWN ALLOTMENT:
PLAN NUM/REF: PS404281
YEAR BUILT:

RECORDED:
WALLS:
ROOF:
BEDROOMS: 3
BATHROOMS: 3
ROOMS:
CARPARKS: 2
STOREYS:
BUILD AREA:
FRONT DIMENSION:
SIDE DIMENSION:
LAND AREA: 272
FURNISHED: No
OWNER OCCUPIED: No



COMMENTS: Located at the end of a quiet cul de sac, this Bardoel built home offers the satisfaction of quality within a premium locale. This low maintenance residence, in the heart of Mentone, has all the space you want and none of the hassle. With an elegant Tuscan-style exterior, including rustic brown toning's and soft edged roof tiles, this double storey townhouse boasts an equally warm and refined interior. Downstairs offers a formal entry leading through to a charming lounge and dining area featuring graceful floating timber flooring. There is the convenience of a downstairs powder room as well as a full laundry with an abundance of cupboard space and access to the side courtyard / clothesline area. You will be impressed by the open plan kitchen, with striking black granite benchtops, which overlooks a large, family room area with access to both the side and rear courtyards. Sliding doors open up to the North facing rear yard where there is spacious decking, ideal for outdoor dining or entertaining. Upstairs the open feel is continued, there being three generous sized bedrooms, all carpeted and with built in robes, a family bathroom with both a shower and a full bath, as well as an ensuite off from the spacious master bedroom. This home features a remote-control double lock up garage, offering plenty of storage space and parking, plus ducted heating, downlights throughout and a security system. You will love the location, being just metres to the beach and to Mentone shopping village, as well as within the zones for both Mentone Girls' Secondary College and Beaumaris Secondary College, and it's only a short walk to the prestigious Mentone private schools.

4/78 Beach Rd MENTONE 3194

PRICE: \$1,100,000
RESERVE PRICE:
SALE DATE: 15/01/2020
METHOD: Sale
SETTLEMENT DATE: 14/02/2020
PROPERTY TYPE: Hobby Farm < 20 ha (Rur)
MUNICIPALITY: Kingston
PARISH: Moorabbin
MAP REF: 86 K 8
BLOCK NUMBER:
LOT NUMBER: 4
CROWN ALLOTMENT:
PLAN NUM/REF: RP006734
YEAR BUILT:

RECORDED:
WALLS:
ROOF:
BEDROOMS: 3
BATHROOMS:
ROOMS:
CARPARKS:
STOREYS:
BUILD AREA:
FRONT DIMENSION:
SIDE DIMENSION:
LAND AREA: 5,033
FURNISHED:
OWNER OCCUPIED: Yes

COMMENTS:

47 Florence St MENTONE 3194

PRICE: \$1,038,000
RESERVE PRICE:
SALE DATE: 19/12/2019
METHOD: Private Sale
SETTLEMENT DATE: 17/01/2020
PROPERTY TYPE: Retail (Com)
MUNICIPALITY: Kingston
PARISH: Moorabbin
MAP REF: 86 K 6
BLOCK NUMBER:
LOT NUMBER: 1
CROWN ALLOTMENT:
PLAN NUM/REF: LP052478
YEAR BUILT:

RECORDED:
WALLS:
ROOF:
BEDROOMS:
BATHROOMS:
ROOMS:
CARPARKS:
STOREYS:
BUILD AREA:
FRONT DIMENSION:
SIDE DIMENSION:
LAND AREA: 200
FURNISHED: No
OWNER OCCUPIED: No

COMMENTS:

211a Como Pde.E PARKDALE 3195

PRICE :	\$985,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	15/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	476
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Superbly spacious with casual beachside warmth, this secluded and private rear residence is full of light and located beachside of the highway. On its own title of 475 sqm approx. this elegant single level retreat comprises a king size main bedroom with walk-through robe to ensuite, two separate living zones including a separate casual front lounge with polished floors, spacious rear open plan living and dining with a well-appointed kitchen (SS wall oven/separate grill, dishwasher and gas hob) and breakfast bar all overlooking the rear paved courtyard. A separate wing ensures the second and third bedrooms are private and quiet with a family bathroom and laundry. Low-maintenance living is easy with ducted heating, evaporative cooling, split system AC and double auto garage. Lovingly kept and so close to Parkdale Shopping Village, a 300m walk to Parkdale train station, short walk to the beach and in the zone for Mentone Girls & Parkdale Secondary College and a choice of top private & public schools nearby.

6/261-263 Como Pde.E PARKDALE 3195

PRICE :	\$965,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	14/12/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	3
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
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 : Coastal contemporary living in a relaxed leafy environment is found in this secluded rear 3 bedroom 3 bathroom townhouse. An effortless lifestyle, this light filled haven enjoys a downstairs bedroom (BIRs) with adjoining bathroom, fabulous open plan living & dining with sparkling stone kitchen (Bosch appliances) opening to a wrap around courtyard; lovely main bedroom (wall of BIRs & ensuite) and an upstairs living area. Supremely low maintenance, it has European Oak floors, alarm, R/C air cond, ceiling fans, instant hot water, a garden shed & double auto garage. Between Parkdale & Mordialloc Villages, walk to train & beach, in Parkdale & Mentone Girls' Sec College zones.

2/11 Bay St PARKDALE 3195

PRICE :	\$950,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	19/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :	10/02/2020	BATHROOMS :	2
PROPERTY TYPE :	House	ROOMS :	4
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Mordialloc	STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS736479	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes

COMMENTS :

6/12 Monaco St PARKDALE 3195

PRICE: \$940,000
 RESERVE PRICE:
 SALE DATE: 22/02/2020
 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: 1
 STOREYS:
 BUILD AREA:
 FRONT DIMENSION:
 SIDE DIMENSION:
 LAND AREA:
 FURNISHED: No
 OWNER OCCUPIED: No



COMMENTS: Searching for a beautiful, spacious & carefree coastal abode Then look no further! This stunning two-storey executive residence is the home you've been dreaming of. Stylish & sophisticated, the townhouse spans two flawless levels, its sun-swept interiors enhanced by freshly painted walls, on-trend wide-board floors and plush new carpeting. Nestled at the heart of a peaceful contemporary group just metres to the bay, it features two ground floor bedrooms (BIRs) and a full bathroom perfect for those with older children, extended family members or even guests. One of the bedrooms also boasts access to the extremely private and low maintenance courtyard. Upstairs, streams of natural sunlight illuminate the open plan living/dining area which embraces an alfresco dining terrace and features a smartly-appointed gourmet kitchen complete with quality appliances and stone benchtops. Soaring ceilings and a private balcony are highlights of the main bedroom (BIRs) which is serviced by a bright adjacent bathroom. Ducted heating & refrigerated cooling, a Euro laundry and auto garage are also offered whilst guests will appreciate the onsite visitor's parking that is available. With the golden sands of Parkdale beach at one end of the street and the village, station and cafes equally as close there is no better base from which to enjoy an enviable sea-change than right here on Monaco Street!

4/186 Beach Rd MORDIALLOC 3195

PRICE: \$693,000
 RESERVE PRICE:
 SALE DATE: 20/01/2020
 METHOD: Sale
 SETTLEMENT DATE: 14/02/2020
 PROPERTY TYPE: Strata Unit/Flat
 MUNICIPALITY: Kingston
 PARISH: Mordialloc
 MAP REF: 87 D 12
 BLOCK NUMBER:
 LOT NUMBER: 4
 CROWN ALLOTMENT:
 PLAN NUM/REF: RP002820
 YEAR BUILT:

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



COMMENTS:

3/1-3 Palermo St MENTONE 3194

PRICE: \$692,000
 RESERVE PRICE:
 SALE DATE: 24/12/2019
 METHOD: Private Sale
 SETTLEMENT DATE:
 PROPERTY TYPE: Unit
 MUNICIPALITY: Kingston
 PARISH:
 MAP REF: 87 A 8
 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:
 FURNISHED: No
 OWNER OCCUPIED: No



COMMENTS: With summer just around the corner, there is no better time to buy by the bay. And here is the perfect chance to do just that! Merely footsteps to the golden sands of Mentone beach, this low maintenance home is also close to the area's leading private schools, the station, fabulous cafes and shops. Enjoying brilliant proximity to everything you could possibly need - this impeccable 2-bedroom unit really does have all the ingredients for a truly relaxed lifestyle. Nestled at the heart of a neatly maintained group, the home's layout makes entertaining easy. From the open plan living/dining area and well-equipped kitchen to the private decked courtyard, there is plenty of room for friends and family to gather. Here, connecting the light-lavished interiors to the sunny courtyard, a wall of bi-fold doors can be opened for seamless indoor/outdoor living. Back inside, a sparkling fully-tiled bathroom with Euro laundry is conveniently positioned between the two bedrooms both benefiting from built-in storage. Split system heating & cooling, shade & privacy blinds plus lock-up garage with handy rear access are among the many features.

6/26-28 Florence St MENTONE 3194

PRICE:	\$669,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	19/12/2019	ROOF:	
METHOD:	Sale	BEDROOMS:	2
SETTLEMENT DATE:	30/01/2020	BATHROOMS:	
PROPERTY TYPE:	House - Attached House N.E.C.	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	
PARISH:	Moorabbin	STOREYS:	
MAP REF:		BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	26	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:	RP002664	FURNISHED:	
YEAR BUILT:		OWNER OCCUPIED:	No



COMMENTS :

4/490 Main St MORDIALLOC 3195

PRICE:	\$664,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	04/12/2019	ROOF:	
METHOD:	Private Sale	BEDROOMS:	2
SETTLEMENT DATE:		BATHROOMS:	1
PROPERTY TYPE:	Unit	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	1
PARISH:		STOREYS:	
MAP REF:	87 E 11	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 : Fronting George St, this streetfront unit offers sunny space, stand-apart style and super-sized decking . but the Main thing here is this super-central position within a stroll of the beach, bars, baristas and station! Streetfront and set apart with minimal shared wall area, this two bedroom home stretches deep with a north-facing open-plan with hardwood floors flowing back to a fresh white kitchen, fan-cooled robe-fitted bedrooms separated by a central bathroom (with full bath), and a separate WC beyond the full separate laundry. All decked out with great outdoor space including a full-depth entertainers' deck, gated parking and frangipani-shaded front yard with storage, this single-level streetfront home stands out from the pack as a smart start, seaside investment or seaside downsizer. Rent or relax today, open out and upgrade tomorrow, stand apart within 350m of the sand, four blocks of the village and a direct commute to the CBD.

7/58 Beach Rd MENTONE 3194

PRICE:	\$601,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	14/12/2019	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	2
SETTLEMENT DATE:	21/02/2020	BATHROOMS:	1
PROPERTY TYPE:	Apartment	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	1
PARISH:	Moorabbin	STOREYS:	
MAP REF:	86 J 7	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	18	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:	RP011018	FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No



COMMENTS :

18/31-35 Como Pde.E MENTONE 3194

PRICE :	\$575,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	14/12/2019	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 : As the sun sets across Mentones rooftops, you can relax in the knowledge that you are living La Dolce Vita from this sleek low maintenance apartment. Front-facing with a lovely leafy outlook, the home is a spacious and sunlit base just moments from the vibrant reinvigorated village. Situated within the smart Como Residences development, where a light-splashed central atrium adds an appealing touch of greenery to the first impression, the first floor home offers an open plan living and dining zone that extends out to a deep balcony. Providing plenty of space for relaxing indoors or out with friends, this effortless abode is well-serviced by a Bosch-equipped kitchen with waterfall stone benchtops. An ensuite master is a real bonus, it and the second double bedroom both benefit from fitted robes, whilst a fully-tiled bathroom complete with a hidden Euro laundry completes the floorplan. A split system in each of the three principal rooms ensures individual comfort – concluding the package are secure entry with video intercom, basement parking space and storage cage with the convenience of lift access. Walk for coffee, jump on the train or head to the beach - all this and more is possible from this prized position just steps to some of Melbourne's best schools.

18/31-35 Como Pde MENTONE 3194

PRICE :	\$575,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	17/12/2019	ROOF :	
METHOD :	Sale	BEDROOMS :	2
SETTLEMENT DATE :	21/02/2020	BATHROOMS :	
PROPERTY TYPE :	Strata Unit/Flat	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	
PARISH :	Moorabbin	STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	18	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS635480	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

1/212 Beach Rd MORDIALLOC 3195

PRICE :	\$430,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	29/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	1
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	92 E 1	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 :

8/541 Main St MORDIALLOC 3195

PRICE : \$385,000
RESERVE PRICE :
SALE DATE : 29/02/2020
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : Apartment
MUNICIPALITY : Kingston
PARISH :
MAP REF : 92 F 1
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 : Sometimes life is so sweet it hurts! And that is exactly the case in this exceptional seaside apartment right in the beating heart of Mordialloc. Just a breath to the beach and pier, metres to bars and cafes and steps to the station, this is a home where lifestyle is truly front and centre. Situated within a secure & stylish development of only 14 homes (mainly owner occupied), the bright and airy apartment is set to the rear of the block where it has easy access to the communal BBQ terrace. Crisp and fresh with hardwood floors, the main living and dining zone is flushed with natural light and connects seamlessly with the quality stone kitchen boasting Blanco appliances including an integrated dishwasher. Family and friends can be welcomed here or out on the sundrenched alfresco terrace. Taking in glimpses of the bay, a second terrace is off the spacious bedroom which also offers a mirrored walk-in robe and direct access to the sleek two-way bathroom. A Euro laundry is also included along with split system heating/cooling, intercom entry and secure parking/storage with lift access. For more information please contact Chloe Barry 0401 018 086 from Barry Plant today. ALL ENQUIRES MUST INCLUDE A CONTACT NUMBER.

3/21-23 Florence St MENTONE 3194

PRICE : \$380,000
RESERVE PRICE :
SALE DATE : 15/02/2020
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : Unit
MUNICIPALITY : Kingston
PARISH :
MAP REF : 86 J 6
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :
YEAR BUILT :

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



COMMENTS : A true beachside blank canvas, this super-sized single bedroom courtyard unit is set to inspire! Offered in excellent original condition with a mint condition vintage kitchen and a large lounge theres plenty to inspire a creative upgrade here – including a versatile bathroom, laundry and WC area beside the big robe fitted bedroom, and a compact courtyard oriented to afternoon sun. Renovate, reconfigure and reap the rewards of the rental or resale market. Or keep this sizeable single bed unit and its sunny courtyard all to yourself and live the life with a quick stroll to Mentones shops and station and a few blocks to the bay.

1/13 Florence St MENTONE 3194

PRICE : \$287,000
RESERVE PRICE :
SALE DATE : 14/12/2019
METHOD : Auction Sale
SETTLEMENT DATE : 12/02/2020
PROPERTY TYPE : Unit
MUNICIPALITY : Kingston
PARISH : Moorabbin
MAP REF : 86 K 6
BLOCK NUMBER :
LOT NUMBER : 1
CROWN ALLOTMENT :
PLAN NUM/REF : PS331684
YEAR BUILT :

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



COMMENTS : *EXECUTORS AUCTION*Private and secure at the very front of this boutique complex of only 7 units, this comfortable low maintenance unit has a delightful paved front courtyard garden area. This easy-care home features • A spacious lounge/dining room with a gas heater and reverse cycle heating & cooling • Bright functional kitchen with ample cupboard and preparation space. • Excellent sized bedroom with built-in robes plus access to the large bathroom, which has plenty of room for laundry appliances. • Single undercover parking The hub of vibrant Mentone village - with its cafes, shops and restaurants - is literally at the end of the street. Add to this proximity to the station, bus and beach and you have the ultimate, convenient package. Comfortable as is, but with considerable scope for some easy modern upgrades. Whether it's your first step into this desirable suburb, an investment purchase or a downsizer, this is an affordable and appealing opportunity in a booming Bayside location.

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