

hockingstuart

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DATES : 01/03/2018 and 31/05/2018
PROPERTY TYPE :
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 : PARKDALE, MENTONE, MORDIALLOC
DATA SOURCE : REI and VG/Gov
RETURNED : 38

hockingstuart

Results

32 Rennison St PARKDALE 3195

PRICE :	\$2,750,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	24/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	3
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	6
PARISH :		STOREYS :	
MAP REF :	87 D 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 : Showcasing spectacular views and exquisite finishes throughout, this stunning 4-bedroom, 3.5-bathroom home provides incomparable family living with the bay creating the perfect backdrop for that ultimate carefree lifestyle. Cascading over three exceptional levels, the sprawling 53.9sq home opens to a light-filled and generous ground floor with three queen-sized bedrooms, two lavishly-appointed bathrooms with marble trim, family room/library and fitted home office. The breathtaking upper level is sure to be the envy of anyone who visits. A magazine-worthy kitchen with luxe granite island, fabulous butler's pantry and premium European appliances (including Neff 4-burner & wok cooktop) takes centre stage, whilst a gas fireplace in striking stacked stone surrounds is the focal point of the welcoming living area. Impress guests in the dining room and on the adjacent terrace - it is here that the unparalleled bay views can really be appreciated and enjoyed. The gorgeous master domain is an idyllic parents' retreat boasting a large walk-in robe and decadent ensuite complete with double shower and sumptuous freestanding Kaldewei bath. Luxury finishes include Gascogne limestone tiles, beautiful ironbark flooring, lift to all three levels, surround sound, wine cellar and double glazing, whilst the 6-star energy rated home also features hydronic heating, ducted vacuum, refrigerated cooling, water tanks and six-car basement garage. So close to the sandy shores of Parkdale beach, the home is also within easy reach of elite schools, shops and station. For more information about this exceptional home with incredible bay views contact Mathew Cox at Buxton Mentone on 0413 102 224

35 Beach Rd MENTONE 3194

PRICE :	\$2,545,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	24/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :	22/05/2018	BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	4
PARISH :	Moorabbin	STOREYS :	
MAP REF :	86 H 7	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	PS409546	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : This is the absolute highpoint of beachfront living. Dramatically corner-sited on the sweep of Beach Rd's highest point, this landmark home is the pinnacle of beachfront design - with three levels of panoramic bay views, due north rear sun and gardens front and rear. This spectacular three bedroom (possible 4th), 2.5 bathroom floorplan also offers absolute adaptability - with space to convert its four car garage to 3-car and a large garden-access fourth bedroom. Built on the grandest scale with a circular central stair and curvaceous glass-walls maximising breath-taking views, the home steps up to capture a panoramic perspective of the bay (taking in wide stretches of sand, the rise of Oliver's Hill to the Mornington Peninsula, and the whole bay horizon), before soaring to a 360 rooftop outlook that includes the red cliffs of Table Rock Point to the splendour of the Dandenongs. Interior spaces are equally breath-taking with vast living-dining enjoying a cool southern outlook, a tiled family area opening north to an immense first-floor terrace and glass-walled 5 Star master-suites upstairs and down. Appointed to the highest standard with ducted heating and air-conditioning, an alarm system, acoustic and climate-controlling glazing, the home has convenient side-access to the garage and established gardens - including a sun-catching north-facing rear. With a granite and Bosch appliance kitchen between the living zones and a luxurious terrazzo-tiled and travertine benchtop bathroom for each suite (including main with spa), this landmark home even offers the ultimate luxury highpoint; a rooftop spa to reach for the stars and float away into the view! Just steps from beach access, a minute to schools, stations, shopping and Sandbelt Golf Courses, this is the pinnacle! For more information about this highpoint home contact Romana Altman or Leigh Fletcher.

54 Herbert St PARKDALE 3195

PRICE :	\$2,350,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	12/05/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	5
SETTLEMENT DATE :		BATHROOMS :	3
PROPERTY TYPE :	House (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 :	843
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : On a scale rarely seen and offering a lifestyle often sought, this incredible five-bedroom family home brings a taste of Tuscan grandeur to Parkdale. Situated on an expansive 848sqm allotment, this one-of-a-kind residence dishes up 51squares of gracious living ensuring every family member has somewhere to call their own. A sweeping driveway provides the welcome to a designer home that opens to reveal soaring ceilings, premium materials and oversized spaces. Passed a cosy sitting room with gas fireplace and elegant library, the main entertaining zone flanks a gourmet stone kitchen, where premium appliances and a large walk-in pantry ensure hosting is stress-free. With glass galore and multiple French doors, this space looks out across an alfresco patio with built-in BBQ to the heated pool and secure lawn beyond. The ground-floor ensuite master domain is a desirable inclusion, the remaining bedrooms are located upstairs where they share two gleaming bathrooms (one with spa) plus a fabulous rumpus with fitted wet bar. But that's not all - this unique home culminates in a fully-equipped media room complete with balcony where bay views provide the backdrop for summer evenings. A laundry with chute, powder room, ceiling fans throughout, ducted heating/cooling, water tank, shed and alarm plus an enormous double auto garage are also offered in this fine property which boasts proximity to the beach, the village and choice of elite schools. For more information about this unique home in one of Parkdale's premier streets, please contact Emily Whitehead at Buxton Mentone on 0420 997 276

21 Sea Pde MENTONE 3194

PRICE :	\$1,950,000	RECORDED :	
RESERVE PRICE :		WALLS :	Rendered
SALE DATE :	05/05/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	5
SETTLEMENT DATE :		BATHROOMS :	3
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	86 H 6	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	475
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : With a choice of stunning living zones, fabulous outdoor areas plus five genuine bedrooms, this flawless Bardoel designed home offers incomparable family living in an exclusive beachside locale, just 10 doors to the foreshore. Finished to the highest of standards, this beautiful home has been freshly painted and boasts brand new carpets throughout. Downstairs, its inviting living areas are further enhanced by exquisite Ironbark floors and soaring 9ft ceilings. A cosy gas fireplace separates the lounge and dining room whilst bifold doors in the vast entertainers' zone can be thrown open, effortlessly extending the living space outdoors. Perfect for year-round use, the peaceful and private alfresco deck is protected from the elements by quality cafe blinds and offers tranquil outlooks to the tropical garden and water feature beyond. Back inside, the gourmet kitchen is a chef's dream; it features a waterfall stone island, quality appliances and butler's pantry. A ground floor bedroom is ideal for guests whilst four further bedrooms are positioned upstairs including the truly opulent master domain with ensuite, hidden walk-in robe and private balcony from which you can soak up sea views and really appreciate the home's proximity to the bay. A first floor retreat and study, 3.5 beautiful bathrooms, ducted heating and vacuum, split systems, security alarm, water tanks and double auto garage are among the home's many inclusions. Close to Mentone village and station, zoning for the well-regarded Mentone Girls' and new state-of-the-art Beaumaris Secondary simply adds to the home's already immense appeal.

5 Dover Pl PARKDALE 3195

PRICE :	\$1,940,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick
SALE DATE :	05/05/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	3
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	87 B 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	640
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Timelessly elegant, this exquisite 1934 residence is a home that will instantly tug at the heartstrings. Enjoying an elevated position within a truly peaceful and tightly-held beachside locale, the beautiful 4+bedroom home has been sympathetically updated and extended over the years whilst retaining much of its period charm - a classic clinker facade with stepped brick detailing opens to reveal stunning interior spaces where decorative plasterwork, picture rails and intricate leadlight are gentle reminders of the glamorous Art Deco era. The home features both formal and casual living areas past the elegant lounge (OFF) and dining room, the sundrenched entertainers' zone with family room and atrium-style meals area looks out to the fabulous free-form pool set in lush tropical surrounds. Perfectly positioned for both indoor/outdoor entertaining, the smartly-appointed kitchen features high-end Miele & Smeg appliances and luxe granite benchtops. A ground floor bedroom and bathroom are perfect for guests, whilst the remaining bedrooms are located upstairs along with a versatile study/living area with bay views that could be used as a fifth bedroom if desired. The gracious master also offers serene views and boasts a large walk-in robe and ensuite. Ducted heating, evaporative cooling (upstairs), split system cooling, comprehensive security with alarm, CCTV cameras and video intercom, garage with fully powered attic office, wine cellar and remote controlled gates are among the many luxuries. A heartbeat to Mentone's finest schools, train, cafes, shops & the beach, this flawless home offers incomparable family living in the ultimate family locale.

43 Mcindoe Pde PARKDALE 3195

PRICE :	\$1,835,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	24/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	4
PARISH :		STOREYS :	
MAP REF :	87 D 10	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	720
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Enjoy sweeping bay views from this coastal, 4 bedroom + study, 2 bathroom family home. Maximising the views with its amazing rooftop deck, this light filled home enjoys a stunning living-dining area - perfect for entertaining - featuring a wood heater, a granite kitchen with Miele ovens, and a spacious covered balcony. The indoor swim spa links with a relaxing family room, fitted with an adjoining kitchenette and opens onto a tropical landscaped rear garden with paved alfresco area. With an abundance of storage, this beachside oasis boasts ducted heating, evaporative cooling, hardwood floors, a fitted study, auto gates and loads of parking. Great family living, metres to Parkdale Village, the train station, and the beach, and zoned for many reputable primary and secondary schools. For all enquiries please contact Rod Richardson 0409 421 742

26 Marina Rd MENTONE 3194

PRICE :	\$1,610,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	02/05/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	86 H 6	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	715
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

2/159 Beach Rd PARKDALE 3195

PRICE :	\$1,600,000	RECORDED :	
RESERVE PRICE :		WALLS :	Concrete
SALE DATE :	26/05/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Apartment	ROOMS :	5
MUNICIPALITY :	Kingston	CARPARKS :	4
PARISH :		STOREYS :	
MAP REF :	87 C 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 : Taking in vast vistas from every angle and boasting an alfresco space to suit every time of day, this executive townhouse occupies one of the most sought-after positions on the bay. Oriented to capture views to the horizon, the home is idyllically located with pedestrian access straight across to the beach and caf, whilst Parkdale village is also within easy reach. Sleek, stylish and fabulously low maintenance, the home's accommodation is spread over two light-filled levels, culminating in a sundrenched entertaining zone on the top floor. Here, the glistening stone kitchen features both Miele and Smeg appliances and looks across a generous living and dining zone to a broad balcony and the captivating water view. Also here, the luxurious master suite which boasts not only a walk-in robe and balcony of its own, but also access to a stunning bathroom finished with textured glass, stone vanity and a curvaceous freestanding bath. A second living area is located on the lower level; it too spills out to a water-facing balcony, whilst a laundry/kitchenette here ensures hosting is easy and gives access to a private drying terrace. Three additional bedrooms are also on this level along with a gleaming fully-tiled bathroom, ducted heating/cooling, in floor heating on the lower level and alarm plus the bonus of four secure basement parking spaces conclude the exemplary package.

6b Birch St MENTONE 3194

PRICE : \$1,470,000
RESERVE PRICE :
SALE DATE : 13/03/2018
METHOD : Private Sale
SETTLEMENT DATE :
PROPERTY TYPE : Townhouse (Single)
MUNICIPALITY : Kingston
PARISH :
MAP REF :
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :
YEAR BUILT :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 2
ROOMS : 5
CARPARKS : 2
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA : 278
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : Located in one of the most tightly held cul-de-sac locations in beachside Mentone just 800 metres to the beach and 650 metres to Mentone shopping village, this prestige home is ready to be customised to your individual requirements. Designed and built by high-end award winning building firm Lowe Design and Build www.lowedesignbuild.com.au and oriented to capture the natural light with its sun-bathed North-facing rear yard, this beautiful residence will be a pleasure to come home to. Beyond the landscaped front garden, wide entry hall and double garage with internal access you will be greeted by sleek engineered oak floorboards, high ceilings and calming modern features. Featuring downstairs main bedroom (WIR and ensuite), open plan stone kitchen with island bench and your choice of top brand name appliances, living and dining space spilling out to the pristine landscaped gardens and entertainment area. Upstairs living includes spacious street-facing retreat breakout zone with decked balcony, 2 further spacious bedrooms with built-in storage, family bathroom and separate WC. Additional features include; double glazed windows for insulation and sound proofing, wall to wall carpet to bedrooms, complete landscaping package, ducted and zoned heating and cooling, flyscreens, 6 star insulation, infinity hot water service, 5000 L underground rainwater tank, hardwood decking and glass balustrades. Located within the school zones for Mentone Girls Secondary College, Beaumaris Secondary College and moments to the prestigious Mentone private schools, this exciting package is still available with significant stamp duty discount so contact us now to maximise your savings.

14 Montgomery St MORDIALLOC 3195

PRICE : \$1,457,000
RESERVE PRICE :
SALE DATE : 05/04/2018
METHOD : Sold Before Auction
SETTLEMENT DATE :
PROPERTY TYPE : House (Res)
MUNICIPALITY : Kingston
PARISH :
MAP REF : 92 E 1
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 : 390
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : Welcome to 14 Montgomery Street surrounded by multi million dollar homes and thought by many to be the best beachside street in Mordialloc. Beach, shops, cafes and station all within a couple of minutes walk. This Edwardian weatherboard faade should be admired but it's not the full story here. This home has recently been renovated and extended from the timber floors up and out to the back with a fantastic well equipped open plan kitchen, dining and family room with OFP and soaring 3.3 metre ceilings throughout to create a wonderful feeling of space. Outside overlooking the rear yard through sliding stacker doors is a fabulous outdoor room / entertainers deck for parties or just kicking back with a book under the down lights and panel heaters for all year round enjoyment. 3 generous bedrooms all with robes, master with (WIR) new en suite plus a new family bathroom with bath and shower, a new laundry gas ducted heating and s/s air conditioning. Formal sitting room with a cosy open fire place, study nook and picture rails. Off street parking for 1 behind a sliding picket gate, 2 sheds and even secure storage for your kayaks etc Once in a lifetime opportunity in such a sought after Mordialloc street. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.

1/61 Herbert St PARKDALE 3195

PRICE : \$1,370,000
RESERVE PRICE :
SALE DATE : 26/05/2018
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 : Brick Veneer
ROOF :
BEDROOMS : 3
BATHROOMS : 2
ROOMS :
CARPARKS : 2
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA : 477
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : Perfectly complementing its ideal beachside position with an elegant low maintenance lifestyle, this immaculate front home of just two presents interiors that will delight those seeking stylish single level spaces. An easy stroll to the water's edge and moments to Parkdale village, this is a neighbourhood which will satisfying downsizers and families alike. Surprising space, high ceilings and traditional detailing create the welcome to a beautiful lounge which is flooded with natural light thanks to an oversized bay window. Equally appealing, a formal dining room sets the scene for intimate gatherings, whilst a central granite kitchen flows effortlessly to a second attractive meals area plus a relaxed living room. Echoing the front of the home, multiple windows look out across a sheltered alfresco patio and secure lawn. The sleeping quarters unfold to reveal an exceptional amount of space - right at the back, a spacious master suite with walk-in robe and ensuite boasts French doors to the patio, whilst the two remaining bedrooms offer fitted wardrobes and share a large spa bathroom. With new carpets, window dressings and fresh paint throughout, this compelling home includes ducted heating, air-conditioning, a large laundry plus double auto garage. For more information about this elegant low maintenance home, please contact Emily Whitehead at Buxton Mentone on 0420 997 276 Brought to you by Vendor Marketing - Melbourne's most qualified vendor advocates - www.vendormarketing.com.au

59a The Corso PARKDALE 3195

PRICE : \$1,220,000
RESERVE PRICE :
SALE DATE : 30/05/2018
METHOD : Private Sale
SETTLEMENT DATE :
PROPERTY TYPE : House
MUNICIPALITY : Kingston
PARISH :
MAP REF : 87 C 9
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :
YEAR BUILT :

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



COMMENTS : Oriented to capture sweeping bay views from its upstairs living areas, this immaculate 3-bedroom home enjoys an elevated position in one of Parkdale's most coveted beachside pockets just metres to the village and moments to the foreshore. Upstairs is an entertainers' paradise - with vistas extending to the horizon, there is no better place to watch the sunset than the living and dining areas, whilst the stylish granite kitchen is the perfect spot to whip up a storm. Meanwhile, a fabulous 'dumb waiter' is on hand to carry your groceries up from the garage and will undoubtedly please the main shoppers in the family! The peaceful master is also located on the upper level; it benefits from built-in storage and a bright ensuite bathroom. A conservatory-style study or sunroom, two downstairs bedrooms, an additional living room with access to the sunny courtyard, family bathroom with spa, powder room plus laundry conclude the accommodation. Just moments to shops, cafes, beach & station this pristine home also features ducted heating & vacuum, split system heating/cooling, solar electricity & hot water (which have resulted in reduced utility bills for the current vendors), water tanks and double auto garage. For more information about this stunning seaside sanctuary contact Mathew Cox at Buxton Mentone on 0413-102-224.

1/25 Bay St PARKDALE 3195

PRICE: \$1,110,000
RESERVE PRICE:
SALE DATE: 19/05/2018
METHOD: Auction Sale
SETTLEMENT DATE:
PROPERTY TYPE: Townhouse (Res)
MUNICIPALITY: Kingston
PARISH:
MAP REF: 87 D 11
BLOCK NUMBER:
LOT NUMBER:
CROWN ALLOTMENT:
PLAN NUM/REF:
YEAR BUILT:

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



COMMENTS:

2/65 Herbert St PARKDALE 3195

PRICE: \$1,100,000
RESERVE PRICE:
SALE DATE: 21/04/2018
METHOD: Auction Sale
SETTLEMENT DATE:
PROPERTY TYPE: Unit
MUNICIPALITY: Kingston
PARISH:
MAP REF: 87 C 9
BLOCK NUMBER:
LOT NUMBER:
CROWN ALLOTMENT:
PLAN NUM/REF:
YEAR BUILT:

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



COMMENTS: In a prized pocket of Parkdale, with the beach, cafes and train station all just a breath away, this beautifully presented three bedroom unit offers fabulous family-sized accommodation in wonderfully easy-care surrounds. Privately tucked away at the rear of just two, this impeccable low maintenance abode features a formal lounge plus sun-filled family and dining area. The adjacent kitchen is well-equipped with quality appliances and is perfectly positioned for both indoor and outdoor entertaining - outdoors is a sheltered alfresco patio, ideal for multi-seasonal use; a separate courtyard is an invaluable inclusion and provides plenty of room for children to play. All three bedrooms are of generous proportions and boast ample built-in storage, including the elegant master which features a large walk-in robe and bright ensuite. A central bathroom and separate WC, ducted heating, split system heating/cooling, laundry with convenient rear access plus the bonus of two lock-up garages and extra parking conclude an utterly appealing offering, which is also within the coveted Mentone Girls' Secondary College zone. For all enquiries please contact Jason C. Swift 0417 055 702 Hodges Mentone.

4/17 Bay St PARKDALE 3195

PRICE: \$952,000
RESERVE PRICE:
SALE DATE: 03/03/2018
METHOD: Auction Sale
SETTLEMENT DATE: 02/05/2018
PROPERTY TYPE: Townhouse (Res)
MUNICIPALITY: Kingston
PARISH: Mordialloc
MAP REF: 87 D 11
BLOCK NUMBER:
LOT NUMBER: 4
CROWN ALLOTMENT:
PLAN NUM/REF: RP010427
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: Yes



COMMENTS: Soak up sensational sunsets and inhale invigorating sea breezes from this elevated three bedroom townhouse in a premium pocket of beachside Parkdale. Beautifully updated and flawlessly presented, the home offers a first floor living and dining zone from which you and your guests can enjoy spectacular views across Port Phillip Bay. Here, a luxe stone kitchen with high-end 900mm Ilve oven and Bosch dishwasher will please the most avid of chefs, whilst a broad terrace which runs the width of the home is the ideal space to relax and appreciate your stunning surrounds. Two of the home's double bedrooms are located downstairs, including the peaceful master with twin built-in robes and two-way ensuite access, whilst a third is located upstairs. The home is serviced by two lavishly-appointed bathrooms where exquisite statement tiles are sure to leave a lasting impression. A large laundry with direct access to a generous courtyard, split system heating/cooling, electric panel heating (downstairs), gorgeous oak floors and allocated parking conclude an utterly appealing offering. Just metres to the bay, this easy-care home is also close to the many attractions of Main Street Mordialloc and the station, and is within easy reach of Mentone's leading private schools. For all enquiries please contact Jason Swift on 0417 055 702 Hodges Mentone.

5/6 Brindisi St MENTONE 3194

PRICE : \$950,000
RESERVE PRICE :
SALE DATE : 05/05/2018
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : Unit
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 : 2
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA :
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : The true definition of a blank canvas, this well maintained, standalone three-bedroom villa is situated in a group of just five and is perfectly positioned to just step out and enjoy the ever-increasing attractions Mentone has to offer. Just a gentle stroll from the shopping strip and station, the home is moments to the beach and boasts sought-after dual zoning for both Beaumaris and Mentone Girls' Secondary Colleges. With a secure entry via a sunny courtyard, the home opens to the first of two living areas which is filled with natural light thanks to multiple large windows. A well planned timber kitchen leads through to the second versatile zone which offers sliding doors out to a private and spacious garden. Including an ensuite master and two well-proportioned additional bedrooms serviced by a central bathroom and separate WC, this tempting proposition also includes ducted heating, laundry and double garage plus off-street visitors' parking. A promising start in this popular bayside suburb, this villa will also offer massive appeal to investors and downsizers looking for a laidback seaside lifestyle.

5/55 Naples Rd MENTONE 3194

PRICE : \$930,000
RESERVE PRICE :
SALE DATE : 14/04/2018
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : Unit
MUNICIPALITY : Kingston
PARISH :
MAP REF : 87 A 7
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :
YEAR BUILT :

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



COMMENTS : A fabulous flip; a solid rental income; a brilliantly located downsizer or promising first home - whatever your requirements, this spacious villa unit is sure to tick the boxes. Tucked away at the rear in a quiet group of five villa units, and set well back from the road, this single-level home is neatly presented and features a generous lounge & dining room, well-equipped kitchen, three double-sized bedrooms - two with direct access to the generous back yard, the master also with WIR & updated main bathroom. Ducted heating, air-conditioning, laundry with convenient rear access plus oversized double garage with additional workshop complete the potential-rich offering. Whilst perfectly comfortable as is, the unit's practical floorplan and solid foundations provide the perfect blank canvas for some simple contemporary enhancements and create the chic coastal abode you've been dreaming of! In a prized beachside pocket, Mentone's two grammar schools and St Bede's just a short walk away while the train, bus, shops and restaurants are also within walking distance. For all enquiries please contact Andrew Plousi on 0411 799 023 Hodges Mentone.

2/61 Herbert St PARKDALE 3195

PRICE :	\$880,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	27/05/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	4
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	357
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Privately tucked away at the rear of just two, this elegant 2-bedroom villa is perfect now whilst offering the temptation to extend further in the future (STCA). Lavished in streams of natural light, it is simply footsteps to nearby Parkdale village & station and just moments to the sparkling waters of Port Phillip Bay. With immense appeal to busy professionals, investors and downsizers alike, this beautifully appointed single level home has been freshly painted and features a gracious lounge, sun-splashed casual meals/family area plus well-equipped & smartly-finished kitchen. Both bedrooms are of generous proportions and feature built-in storage; they share a gleaming bathroom to which the main bedroom (WIR) enjoys direct access. Impeccably presented with new carpets throughout, this stylish stress-free offering also includes ducted heating, large laundry, shade & privacy blinds plus neatly manicured courtyard. A double garage and carport provide plenty of parking space - but with all essential amenities readily at hand, you will rarely need the car! For more information about this sunlit single level oasis, please contact Emily Whitehead at Buxton Mentone on 0420 997 276 Brought to you by Vendor Marketing - Melbourne's most qualified vendor advocates - www.vendormarketing.com.au

2/31 Herbert St PARKDALE 3195

PRICE :	\$835,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	12/05/2018	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 : Embrace the best of bay living with this 3BR townhouse, just metres from Parkdale Beach. One of three in a quiet block, it offers a picture-perfect lifestyle on its doorstep. You can also enjoy the beach from the comfort of home with beautiful bay views of Parkdale through to Mentone from two separate and substantial balconies. The main living room, kitchen and meals area are located upstairs to take advantage of this home's superb scenic outlook, while a second living area downstairs offers another quiet leisure space to relax. Bedrooms with built-in robes are zoned across both levels. You'll also find a central bathroom on both floors. Other features include a private, rear courtyard garden, high ceilings, ducted heating, air conditioner and ceiling fans, separate laundry, plus, secure, off-street parking with plenty of storage. This low-maintenance home's location is nothing short of sensational - apart from its breathtaking coastal setting, it's also around the corner from Parkdale train station and popular Como Parade shops and cafes, plus, near sought-after schools including St Bede's College and Mentone Grammar. A solid and honest home, it's just waiting for you to move in and make it your own. For all enquiries please contact Mark Eddy 0408 198 308 Hodges Mentone.

1/4 The Corso PARKDALE 3195

PRICE : \$835,000
RESERVE PRICE :
SALE DATE : 26/05/2018
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : Unit
MUNICIPALITY : Kingston
PARISH :
MAP REF : 87 B 8
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :
YEAR BUILT :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 1
ROOMS : 4
CARPARKS : 1
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA :
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : Cool coastal chic and utter convenience go hand in hand at this beautifully refreshed 3-bedroom unit just moments to the sparkling waters of Port Phillip Bay. The front home of a small & quiet group, this stylish abode opens to a fabulous light-lavished living zone that flows effortlessly to a private and secure garden with sundrenched alfresco dining deck. Perfectly positioned for both indoor/outdoor entertaining, the stunning gourmet kitchen showcases luxe stone benchtops and gleaming stainless steel appliances - its broad island providing the ideal spot for friends and family to gather. Each of the three bedrooms boasts built-in storage; they share a bright sky-lit bathroom and separate WC whilst concluding a flawless offering are laundry with convenient rear access, zoned heating and cooling, striking on-trend floors, 5kw solar panels, 3000lt water tanks and auto garage. A leisurely stroll to both grammar schools & St Bede's College, the unit is also within the prized Mentone Girls' Secondary College zone and is close to trains, buses, shops & cafes. For more information about this beautifully refreshed 3-bedroom unit contact Emily Whitehead at Buxton Mentone on 0420 997 276

1/10 Epsom Rd MORDIALLOC 3195

PRICE : \$820,000
RESERVE PRICE :
SALE DATE : 28/04/2018
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : Unit
MUNICIPALITY : Kingston
PARISH :
MAP REF : 87 E 12
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :
YEAR BUILT :

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



COMMENTS : High on Epsom hill where the beach is an easy meander down the hill and an array of tempting cafes and shops are just moments away, this front two-bedroom villa presents an exciting opportunity for renovators, first home buyers or downsizers. Boasting its own driveway and street frontage, the home offers a practical floorplan which is just yearning for some modern updates. Featuring a spacious lounge and distinct meals area which are adjacent the bright kitchen, the promising home also boasts a sundrenched, private courtyard - the perfect place to spend balmy evenings. Down the hall, both of the double-sized bedrooms feature fitted wardrobes, the main room enjoying access to the bathroom. A separate WC is also offered along with a laundry with handy access out to a second courtyard, whilst a gas heater, air conditioner and lock up garage round off the hassle-free package. Seconds to the bay, metres to a good latte and just a hop from the station, this is an exciting chance create that ideal coastal retreat. For all enquiries please contact Andrew Plousi on 0411 799 023 Hodges Mentone.

1/32 The Corso PARKDALE 3195

PRICE:	\$780,000	RECORDED:	
RESERVE PRICE:		WALLS:	Brick Veneer
SALE DATE:	24/03/2018	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	2
SETTLEMENT DATE:	23/05/2018	BATHROOMS:	1
PROPERTY TYPE:	Unit	ROOMS:	4
MUNICIPALITY:	Kingston	CARPARKS:	1
PARISH:	Mordialloc	STOREYS:	
MAP REF:	87 B 9	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	1	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	171
PLAN NUM/REF:	RP003107	FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No



COMMENTS : Two-bedroom villa in one of the most sought after addresses in Parkdale, literally minutes from the beach, shops and the station. Neatly renovated with sparkling kitchen and bathroom and wooden floors throughout. Master bedroom has BIR and split system aircon. A private courtyard complements this well positioned private villa. Number one of only four on the block and neatly positioned at the rear, a private driveway leads to a single garage plus visitors parking spot. There are no owners corporation fees. Great value in a great position. Inspect and you should be impressed. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.

G04/459 Main St MORDIALLOC 3195

PRICE:	\$751,753	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	03/03/2018	ROOF:	
METHOD:	Sale	BEDROOMS:	
SETTLEMENT DATE:		BATHROOMS:	
PROPERTY TYPE:	Strata Unit/Flat	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	
PARISH:	Mordialloc	STOREYS:	
MAP REF:	87 E 12	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	G04	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:	PS806682	FURNISHED:	
YEAR BUILT:		OWNER OCCUPIED:	Yes

COMMENTS :

3/19 Herbert St PARKDALE 3195

PRICE:	\$742,500	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	21/03/2018	ROOF:	
METHOD:	Private Sale	BEDROOMS:	2
SETTLEMENT DATE:		BATHROOMS:	1
PROPERTY TYPE:	Unit	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	1
PARISH:		STOREYS:	
MAP REF:	87 C 10	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	0
LOT NUMBER:		SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:		FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No



COMMENTS : Fabulously renovated to the highest standard, this stylish home offers an outstanding, low-maintenance lifestyle only footsteps to the sand at Parkdale Beach. Features of the home include: - Impressive kitchen equipped with breakfast bar, Caesar stone benchtop, double sink, matte black fixtures, Electrolux & Westinghouse appliances, overhead LED lighting and USB power points. Adjoining is the open-plan living & dining area with inbuilt speaker system. - Spacious main bathroom with freestanding bath, solid timber vanity top, underfloor heating, heated towel rail, and euro-laundry. - Two generous-sized bedrooms with push-open built-in wardrobes and remote-control sweep fans; master also with USB power points. - Low-maintenance entertaining courtyard with decking, turf, outdoor BBQ gas point, retractable washing line and garden lighting. - Front patio with outdoor shower and decking. - Engineered oak flooring and LED lighting throughout, plus reverse-cycle heating & cooling, irrigation (front & rear) and plantation shutters. Located in a highly sought-after location that is second to none; only 250m to the beach and a short stroll to Parkdale Station and Parkdale boutique caf strip. This opportunity is one not to be missed for those looking to enter the property market, and would also be ideal for downsizers and savvy investors alike. * PHOTO I.D REQUIRED AT ALL OPEN FOR INSPECTIONS *

1/25 Ti Tree Gr.E PARKDALE 3195

PRICE :	\$712,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	03/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :	03/05/2018	BATHROOMS :	1
PROPERTY TYPE :	Villa	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :	Mordialloc	STOREYS :	
MAP REF :	87 C 10	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	RP003284	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Delightful water views across the rooftops, a peaceful cul-de-sac position and exceptional space inside and out! Bought off the plan by the current owner in 1972, this pristine freestanding two-bedroom unit is a one-of-a-kind offering in a premium beachside locale. Great location, stroll to beach/yacht club, moments to Parkdale's cafe/station, with nearby schools, this enticing package is an ideal proposition for first-home owners and investors. Filled with natural light and boasting newly polished Tasmanian Oak floors throughout, both the combined living/dining room and fabulously retro kitchen are the perfect places to take in the beautiful bay views - whilst outside provides relaxation in the private courtyard or entertaining in the rustic backyard in the invigorating sea air. The master bedroom features a wall of robes plus study nook or dressing table, whilst the second bedroom also offers fitted wardrobes, these rooms share a central bathroom with nostalgic original tiles. A separate WC is also included along with a practical laundry offering handy external access. While the requisites of energy efficient heating and split system cooling are offered, the real bonus is a lock-up garage in addition to secure on-title parking (perfect for a boat/caravan) plus access to the shared visitors' parking.

1/31-35 Como Pde.E MENTONE 3194

PRICE :	\$652,500	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	04/03/2018	ROOF :	
METHOD :	Sale	BEDROOMS :	2
SETTLEMENT DATE :	04/04/2018	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 :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	2,189
PLAN NUM/REF :	PS635480	FURNISHED :	
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS :

3/122 Como Pde.W PARKDALE 3195

PRICE :	\$650,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick Veneer
SALE DATE :	10/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :	10/05/2018	BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	1
PARISH :	Mordialloc	STOREYS :	
MAP REF :	87 D 9	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	3	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :	RP012304	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : A stone's throw from premium shops, cafes, schools and public transport, this single level villa unit offers quality and quiet with plenty of potential. Housing spacious bedrooms and a sizeable courtyard, this property raises the bar and offers prime bayside living excellence. First impressions count and this 2 bedroom villa unit is impressive on every level. Entry is into an entrance hall, leading through to 2 bedrooms with BIRs. Kick your shoes off and relax in the spacious lounge room or head out into your private courtyard with landscaped gardens and enjoy the serenity. The kitchen includes free standing gas oven and cook top, with a view out to the private courtyard. With plenty of storage, this idyllic starter, investment or downsizer provides security doors and a lock up garage. Bathed in natural light and offering prime bayside living, this property raises the bar and offers living excellence. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.

10/34 Florence St MENTONE 3194

PRICE : \$645,000
RESERVE PRICE :
SALE DATE : 14/04/2018
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : Unit
MUNICIPALITY : Kingston
PARISH :
MAP REF : 86 K 6
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 : Moments to the foreshore, seconds to shops and metres to a good coffee, this fabulously renovated two-bedroom unit could just be the perfect place to relish a fine seaside lifestyle. Whether you are looking for that first step on the property ladder, a stress-free investment or a relaxed empty nest, this home will fill you with confidence. Set back amid this leafy group of units, making the most of its ultra-accessible location, the modern and meticulously renovated home features rich hardwood floors which flow through a combined living and dining area to the sleek Caesarstone kitchen showcasing quality stainless steel appliances. With lots of natural light and a relaxed breakfast bar, this is a wonderful place to unwind. Perfectly oriented to overlook the generous entertaining deck and lush private garden, both of the tranquil double-sized bedrooms benefit from ample wardrobes and share a stylishly renovated bathroom, whilst a smart laundry with convenient outdoor access, split system and allocated covered parking are also offered. Super easy access to the station and prized zoning for both Mentone Girls' and Beaumaris Secondary Colleges conclude a brilliant low maintenance abode. For all enquiries please contact Jason C. Swift 0417 055 702 Hodges Mentone.

198 Como Pde.E PARKDALE 3195

PRICE : \$640,000
RESERVE PRICE :
SALE DATE : 12/05/2018
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 : 1
ROOMS : 4
CARPARKS : 1
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA :
FURNISHED : No
OWNER OCCUPIED : No

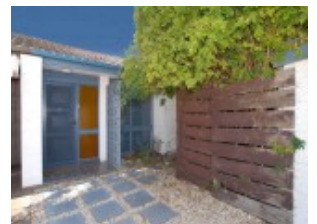


COMMENTS : Savour the beachside proximity of this highly-regarded suburb and the sophisticated spaces over three levels, of this modern low maintenance townhouse offering a coveted lifestyle enviably located close to shops, train station and cafes. Relax on sunny balconies or take a walk to the beach from the bright and airy residence enhanced by large windows and sleek design. The lower floor introduces a smart bedroom, or study if desired, accompanied by a handy powder room and the next level consists of two further robed bedrooms, one opening to a delightful balcony, sharing a deluxe bathroom. The upper storey, accented by lovely timber floors, provides superb open-plan living/dining zone merging to an enticing alfresco terrace, while the adjacent kitchen hosts lustrous stone benches, quality Bellissimo stainless-steel appliances and ample gloss cabinetry. Features include Euro laundry, split-system heating and cooling, video intercom and auto single garage with secure gated entry. Fabulously situated to Parkdale Primary School, St. Bede's College, Mentone Grammar School and Parkdale Secondary College, and an easy stroll to the train station, shops, eateries and the beach, while only a short drive to Westfield Southland, Costco Moorabbin and golf courses. Photo ID Required at all Open For Inspections.

5/12-14 Bay St MORDIALLOC 3195

PRICE : \$620,000
RESERVE PRICE :
SALE DATE : 19/05/2018
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : Unit
MUNICIPALITY : Kingston
PARISH :
MAP REF : 87 D 11
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 :

4/51-53 Como Pde.E PARKDALE 3195

PRICE :	\$608,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	12/05/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	117
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Start by the sand, invest by the station, empty-nest in the location you've always loved with courtyard living and beachside life in perfect combination! Offering a low-fuss high-amenity lifestyle within half a dozen blocks of the station and 500m of the bay, this perfectly presented two bedroom unit is equally ideal to rent or enjoy with warm polished boards for generous living, prestige Blanco appliances and a stainless-steel dishwasher for the kitchen, a full bath and separate shower for the big bright bathroom ...and handy extras including a large laundry, separate WC, built-in robes and reverse-cycle air-conditioning. Wrapped by a north-westerly courtyard with a clever auto-entry carport configured to double as an al fresco area, there's direct access to decking from the main bedroom and well-groomed communal gardens out front. Best of all, there's this premier location between Parkdale's latte strip and Mentone's Village life (right amongst the famous blue-chip "number streets") to add extra value to this invaluable lifestyle location! For more information about this well-located beachside unit contact Noel Susay at Buxton Hampton East on 0450 069 506

8/31-35 Como Pde.E MENTONE 3194

PRICE :	\$590,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	23/03/2018	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 : Live on the edge of the bay and secure your place in one of the best beach-side Village-edge developments. Situated within a few blocks of Mentone's transport and shopping precinct, surrounded by schools and just 750 metres approx. from the bay, this cutting-edge ground floor apartment offers up-sized 2 bedrooms, two bathrooms, spacious open plan living with high-end finish including Bosch appliance kitchen, fully-tiled bathrooms, Stone bench-tops, reverse-cycle air-conditioning, private courtyard and video-intercom entry. Enjoy sizeable living, make this accommodating apartment your base by the bay! *For all enquiries, please contact Mark Blit 0412 512 889

8/19 Florence St MENTONE 3194

PRICE:	\$570,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	10/03/2018	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	2
SETTLEMENT DATE:	09/05/2018	BATHROOMS:	1
PROPERTY TYPE:	Unit	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	1
PARISH:	Moorabbin	STOREYS:	
MAP REF:	86 K 6	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	18	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:	RP000765	FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	Yes



COMMENTS : Peaceful and private, this impeccable 2-bedroom unit is the perfect blank canvas for your own personal touches - although perfectly satisfying as is, with some contemporary updates this spacious & secluded sanctuary could easily become the chic coastal pad of your dreams. Idyllically located at the rear of a well-maintained group, this light-filled unit offers generous interior spaces and easy-care outdoor areas. It features an open plan living and dining area, functional kitchen with room for meals plus two queen-sized bedrooms, one with built-in robes. A central bathroom, separate WC and laundry with convenient access to the rear courtyard conclude the accommodation - split system heating/cooling (living and bedroom), ceiling fan, security shutters and carport parking wrap up an extremely appealing package. Positions do not get much better than this - walk to the train station, cafes, supermarket, beach and schools all from this fabulous potential-rich base, which also boasts zoning for both Mentone Girls' and Beaumaris Secondary Colleges.

6/27 Herbert St PARKDALE 3195

PRICE:	\$535,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	05/04/2018	ROOF:	
METHOD:	Sale	BEDROOMS:	1
SETTLEMENT DATE:	03/05/2018	BATHROOMS:	
PROPERTY TYPE:	Flat/Unit/Apartment (Res)	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	
PARISH:	Mordialloc	STOREYS:	
MAP REF:	87 C 10	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	13	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:	SP030611	FURNISHED:	
YEAR BUILT:		OWNER OCCUPIED:	No



COMMENTS :

6/11 Florence St MENTONE 3194

PRICE:	\$495,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	04/03/2018	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	2
SETTLEMENT DATE:		BATHROOMS:	1
PROPERTY TYPE:	Apartment	ROOMS:	
MUNICIPALITY:	Kingston	CARPARKS:	1
PARISH:		STOREYS:	
MAP REF:	86 J 6	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 : Elevated to capture leafy views towards the bay, this rear 2 bedroom villa is an original classic waiting for a 21st century transformation. Big on space and enjoying its own wrap around courtyard, this hearty renovator features a generous living & dining room, vintage kitchen/meals, 2 large bedrooms (main with BIRs), an original bathroom with laundry facilities and ample storage. Set back with a delightful communal garden at your door, this sought after first home, downsizer or investment comes complete with undercover parking. A hop, skip and a jump to the vibrant Mentone Village cafe scene, Mentone station, supermarket shopping and a choice of leading schools, walk to glorious beaches and parks. Zoned for Mentone Girls' Secondary College and the new Beaumaris Secondary College.

2/21 Florence St MENTONE 3194

PRICE: \$413,000
RESERVE PRICE:
SALE DATE: 09/03/2018
METHOD: Sale
SETTLEMENT DATE: 24/04/2018
PROPERTY TYPE: Flat/Unit/Apartment (Res)
MUNICIPALITY: Kingston
PARISH: Moorabbin
MAP REF: 86 K 6
BLOCK NUMBER:
LOT NUMBER: 2
CROWN ALLOTMENT:
PLAN NUM/REF: PS304039
YEAR BUILT:

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



COMMENTS :

15/541 Main St MORDIALLOC 3195

PRICE: \$389,000
RESERVE PRICE:
SALE DATE: 29/03/2018
METHOD: Sale
SETTLEMENT DATE: 30/04/2018
PROPERTY TYPE: Apartment
MUNICIPALITY: Kingston
PARISH: Mordialloc
MAP REF: 92 F 1
BLOCK NUMBER:
LOT NUMBER: 12
CROWN ALLOTMENT:
PLAN NUM/REF: PS531026
YEAR BUILT:

RECORDED:
WALLS:
ROOF:
BEDROOMS: 3
BATHROOMS:
ROOMS:
CARPARKS:
STOREYS:
BUILD AREA:
FRONT DIMENSION:
SIDE DIMENSION:
LAND AREA: 711
FURNISHED:
OWNER OCCUPIED: No

COMMENTS :

11/5 Brindisi St MENTONE 3194

PRICE: \$322,500
RESERVE PRICE:
SALE DATE: 24/04/2018
METHOD: Private Sale
SETTLEMENT DATE: 23/05/2018
PROPERTY TYPE: Apartment
MUNICIPALITY: Kingston
PARISH: Moorabbin
MAP REF:
BLOCK NUMBER:
LOT NUMBER: 11
CROWN ALLOTMENT:
PLAN NUM/REF: RP004663
YEAR BUILT:

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



COMMENTS : Situated in a prime location, this one bedroom ground level apartment is warm and comfortable making it a perfect first home or an ideal investment property. With a separate kitchenette, car space and rear access to a communal outdoor area this apartment has a lot to offer. Currently on a fixed lease till December 2018 for \$264.00 p/w (\$1148 p/m) this apartment is perfect for an investor who's looking for a secure investment with the potential to boost the rental return with some improvements. Excitingly close to Mentone Reserve, Mentone Station, local cafes and a short stroll to the beach this apartment is ideally positioned in highly sought after Mentone.

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