

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 : BUNDORA, GLENGALA, VIRGINIA, DALLAS, HOUSTON, ALLANDALE, GAINSBOROUGH, SHARAN, SOUTHERN, DELVILLE, COOLABAH, ACACIA, SYCAMORE, BROOME, ORD, AVON, CRAIGMORE, DANIEL, TYLDEN, BLACKWOOD, STEELE, SHEARSON, YARRA, TAMAR, MAXINE, DERWENT, BOWEN, GLENELG, MURRAY, OVENS, CEDAR, DARLING, LYONS, LACHLAN, AVOCA, TODD, DALY, LOGAN, AVENZA, TAMBO, LEVANTO, ALBENCA, RIVIERA, SAVONA, CERVARA, SARZANA, VOLTRI, TOLLS, NEVILLE, JOHNSTON, GOULDTHORP, STREETON, ABRAHAMS, MCCUBBIN, CONDER, WITHERS, HUMPHREY, ROWELL
STREET TYPE : (ANY)
SUBURB : MENTONE
DATA SOURCE : REI and VG/Gov
RETURNED : 7

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Results

14 Lachlan St MENTONE 3194

PRICE :	\$1,180,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	14/05/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Kingston	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	87 D 4	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 : Oozing massive appeal and filled with streams of natural light, this gorgeous fully renovated family home will provide the ideal setting for your new lifestyle. Offering generous spaces both indoors and out, along with a prized corner position on a peaceful cul-de-sac, family living does not get much better. Perfectly blending its original style with contemporary updates, this four-bedroom fully renovated home features soaring pitched ceilings and timber accents through its tranquil lounge and inviting dining area. Ensuring seamless entertaining, this zone flows through to a relaxed family room and the sleek Caesarstone kitchen, giving access to the sundrenched patio amidst smartly landscaped and manicured gardens to further extend these beautiful spaces. Peacefully positioned, the inviting master retreat is light and airy and boasts a ceiling fan, walk-thru robes and a gleaming ensuite, whilst the three remaining bedrooms each benefit from robes and fans of their own and share a stylish bathroom and separate WC. Wrapping up the package are ducted heating, split system, solar panels plus garden shed and double auto garage with handy rear roller door. Moments to Mentone's Racecourse Reserve, near transport and shops, this family sanctuary is also within the prized zones for Mentone Girls' and Parkdale Secondary Colleges.

8 Derwent St MENTONE 3194

PRICE: \$1,170,000
RESERVE PRICE:
SALE DATE: 10/04/2018
METHOD: Sale
SETTLEMENT DATE:
PROPERTY TYPE: House (Res)
MUNICIPALITY: Kingston
PARISH: Mordialloc
MAP REF: 87 D 5
BLOCK NUMBER:
LOT NUMBER: 321
CROWN ALLOTMENT:
PLAN NUM/REF: LP098680
YEAR BUILT:

RECORDED:
WALLS:
ROOF:
BEDROOMS: 4
BATHROOMS:
ROOMS:
CARPARKS:
STOREYS:
BUILD AREA:
FRONT DIMENSION:
SIDE DIMENSION:
LAND AREA: 707
FURNISHED:
OWNER OCCUPIED: No



COMMENTS :

51 Albenca St MENTONE 3194

PRICE: \$1,080,000
RESERVE PRICE:
SALE DATE: 23/03/2018
METHOD: Private Sale
SETTLEMENT DATE:
PROPERTY TYPE: House (Res)
MUNICIPALITY: Kingston
PARISH:
MAP REF: 87 C 4
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 : Showcasing stylishly refreshed surfaces both inside and out, this sun-splashed three bedroom home presents a fabulous opportunity for families to secure an immaculate slice of this sought-after neighbourhood. Screened behind new fencing and beyond immaculate new landscaping, the home opens to reveal on-trend matt polished floorboards plus freshly painted walls which soar up to meet the high ceilings. Featuring two distinct living areas, the home offers a cosy lounge with open fireplace, perfect for intimate nights at home along with a light lavished main living zone adjacent the large contemporary kitchen. This spacious zone, spills out to a north facing patio complete with two storage sheds. The well-proportioned ensuite master includes generous fitted wardrobes, as do the remaining bedrooms which share a contemporary bathroom where a hidden Euro laundry is a practical inclusion - ducted heating, split system, auto garage and parking are also offered along with alarm and keypad secure gates. Close to Southland, Thrift Park and DFO shopping centres, the home is moments to Mentone's famous "Duck Park" and zoned for the private schools in Mentone and Parkdale Secondary College. For all enquiries please contact Mark Kosch on 0438 693 332 Hodges Mentone.

43 Southern Rd MENTONE 3194

PRICE: \$900,000
RESERVE PRICE:
SALE DATE: 02/05/2018
METHOD: Sale
SETTLEMENT DATE: 25/05/2018
PROPERTY TYPE: Retail - Mixed Use (Unspecified)
MUNICIPALITY: Kingston
PARISH: Mordialloc
MAP REF: 87 F 5
BLOCK NUMBER:
LOT NUMBER: 1
CROWN ALLOTMENT:
PLAN NUM/REF: LP051946
YEAR BUILT:

RECORDED:
WALLS:
ROOF:
BEDROOMS: 2
BATHROOMS:
ROOMS:
CARPARKS:
STOREYS:
BUILD AREA:
FRONT DIMENSION:
SIDE DIMENSION:
LAND AREA: 877
FURNISHED:
OWNER OCCUPIED: No



COMMENTS :

1/15 Southern Rd MENTONE 3194

PRICE : \$895,000
RESERVE PRICE :
SALE DATE : 24/03/2018
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : House (Res)
MUNICIPALITY : Kingston
PARISH :
MAP REF :
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :
YEAR BUILT :

RECORDED :
WALLS :
ROOF :
BEDROOMS : 4
BATHROOMS : 2
ROOMS :
CARPARKS : 3
STOREYS :
BUILD AREA :
FRONT DIMENSION :
SIDE DIMENSION :
LAND AREA :
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : Positioned just metres from the open space and playground of Southern Road Reserve, this is a family package that just keeps giving - its immaculate rendered facade giving nothing away of the generous accommodation within. Fluid and versatile, the internal floorplan showcases newly polished ebony floors which flow through a peaceful front lounge (OFP) to light-filled dining area and on to a large contemporary kitchen - overlooking the oversized deck, this the ideal place for entertaining. Further on a casual family zone enjoys alfresco access and separates the fourth bedroom/study from the privately-positioned rear ensuite master retreat. Two further bedrooms benefit from built in robes; whilst the newly renovated bathroom has been appointed to an exemplary standard. Including two secure gardens, this impeccable family-sized home also offers new carpets, wall heater, laundry, auto garage, 3000l water tank plus additional parking. Near a choice of shops and transport options, the home is also within the sought-after Parkdale Secondary and Mentone Girls' Secondary College zones. For all enquiries please contact Andrew Plousi on 0411 799 023 Hodges Mentone.

2/45 Albenca St MENTONE 3194

PRICE : \$825,000
RESERVE PRICE :
SALE DATE : 12/05/2018
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : Townhouse (Res)
MUNICIPALITY : Kingston
PARISH :
MAP REF : 87 C 5
BLOCK NUMBER :
LOT NUMBER :
CROWN ALLOTMENT :
PLAN NUM/REF :
YEAR BUILT :

RECORDED :
WALLS : Brick
ROOF :
BEDROOMS : 3
BATHROOMS : 1
ROOMS :
CARPARKS : 1
STOREYS :
BUILD AREA :
FRONT DIMENSION : 0
SIDE DIMENSION :
LAND AREA :
FURNISHED : No
OWNER OCCUPIED : No



COMMENTS : There are two real benefits of a rear position, space & privacy - and this rejuvenated three-bedroom villa has them both in spades. Embraced by oversized wraparound gardens, the home provides a secluded botanical base for young families and downsizers alike. Showcasing refreshed surfaces at every turn, the peaceful home features on trend engineered oak floors which flow from a welcoming entrance to the spacious living and dining zone. Boasting walls of windows which overlook the private courtyard, this space is flushed with natural light and leads effortlessly to a sleek Caesarstone kitchen. Each of the well-sized bedrooms boast a private and leafy outlook to the garden and benefit from generous fitted wardrobes, the master also enjoying access to the gleaming new bathroom an adjacent laundry has also been stylishly refreshed and offers convenient external access. Ducted heating, split system cooling and a lock-up garage are also included. This a popular district where proximity to Thrift Park, transport and Mentone's famous Racecourse Reserve, along with zoning for both Parkdale and Mentone Girls' Secondary Colleges ensure competition will be fierce.

7/30 Riviera St MENTONE 3194

PRICE : \$315,000
RESERVE PRICE :
SALE DATE : 30/04/2018
METHOD : Private Sale
SETTLEMENT DATE :
PROPERTY TYPE : Unit
MUNICIPALITY : Kingston
PARISH :
MAP REF : 87 B 5
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 : A stone's throw from popular thrift park, schools and public transport, this 1 bedroom apartment offers quality and quiet with plenty of potential. Housing a generous living area, spacious bedroom with BIR and a carpark on title, this property offers fantastic entry level bayside living/investment opportunity. This first floor apartment is light, bright and set in the heart of popular Mentone. Along with an easy living, low maintenance lifestyle this well-located apartment has the perfect address for first home buyers, downsizers, or investors alike. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.

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