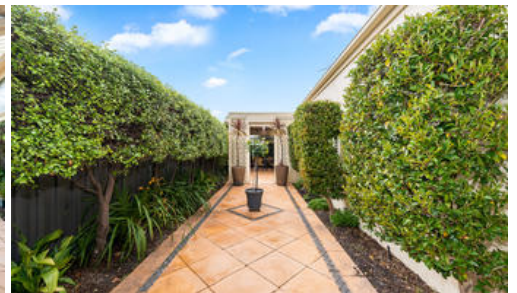


Sold



9 Catania St, Mentone



“Perfection Found in a sensational beach-side location”

Built for the entertainer with a flexibility of options in a sensational beach-side location and walking distance to station, Mentone shopping, dining and café precinct and one of the best beaches on the bay.

Comprising: Ground level, entry, formal lounge with garden outlook, Master bedroom with WI robe and full ensuite, 4<sup>th</sup> bedroom or study, fully fitted kitchen adjacent to informal living and dining opening to paved and covered outdoor alfresco entertaining, powder room double garage with direct access. Second level, 2 generous bedrooms, full bathroom and living area.

Reverse cycle heating and cooling throughout all in a low maintenance established garden setting

Simon D Bartaby 0418 315 580  
Matthew Kenny 0413 743 876  
Gina Kendrick 0409 376 450

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**Price** SOLD for \$1,365,000  
**Property Type** residential  
**Property ID** 460  
**Land Area** 370 m2

**Auction**  
Saturday 9 November, 11:00 AM

**Agent Details**  
Simon Bartaby - 0418 315 580  
Matthew Kenny - 0413743876  
Gina Kendrick - 0409376450

**Office Details**  
ALL Residential Real Estate Agencies  
03 9532 0314

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