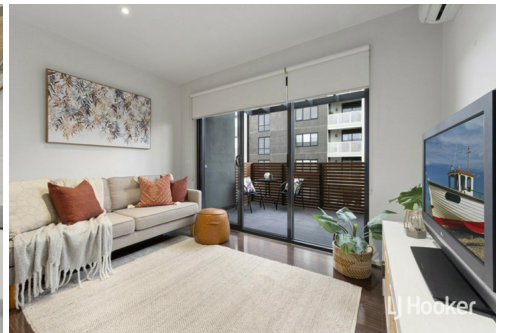
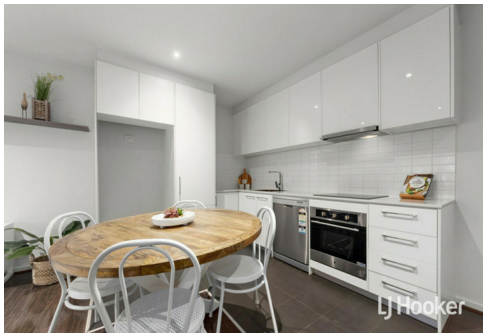




Mentone, 203/15 Balcombe Road

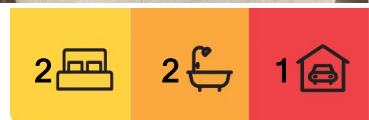
Modern Mentone Retreat Close to Everything

The Property

Welcome to 203/15 Balcombe Road, Mentone Impeccably presented and designed for contemporary living, this sleek apartment delivers a lifestyle of comfort and convenience. Comprising two generous bedrooms, two modern bathrooms, expansive open plan living, and a sun-drenched entertainer's balcony, this beautifully appointed residence also includes designated access to one car park in the car stacker. Perfectly positioned in the vibrant heart of Mentone, it offers effortless access to shops, cafes, schools, parklands, and public transport.

The Point of Difference

- With a well-designed layout that enhances both flow and functionality, the apartment offers spacious open plan living and dining areas, complemented by modern interiors, neutral tones, and timber laminate flooring.
- Filled with natural light, the living zones connect seamlessly to a generous balcony —the



For Sale
\$330,000 - \$360,000

View
By Appointment

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perfect setting for alfresco dining, relaxing or entertaining.

- The kitchen exudes timeless appeal, featuring glossy cabinetry, a full-sized pantry, subway tile splashback, stone benchtops, and quality stainless-steel appliances including an electric cooktop, under-bench oven, rangehood, and dishwasher.
- Two spacious bedrooms provide excellent accommodation, with the master showcasing a walk-in robe and private ensuite, while the second bedroom includes a built-in robe and access to the stylish central bathroom.
- Additional highlights include an internal European laundry, linen storage, a separate storage unit, access to one car park in the car stacker, two split system air conditioners, blackout roller blinds, and LED downlights throughout.

The Point of Interest

This highly sought location offers exceptional convenience and a premium lifestyle opportunity. With a multitude of shops, cafes and restaurants within minutes, local amenities include Mentone Station, DFO Moorabbin, Calvary Health Care Bethlehem, Sandringham Family Leisure Centre and an extensive golfing network. For students, nearby schools include Mentone Primary School, Mentone Grammar School, Mentone Girls Grammar School and Kilbreda College Mentone, while recreational spaces include Mentone Beach, Mentone Racecourse Reserve and Dolomore Reserve.

Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on www.findmyschool.vic.gov.au as of 30/06/25.

More About this Property

Property ID	2GTCHGH
Property Type	Apartment

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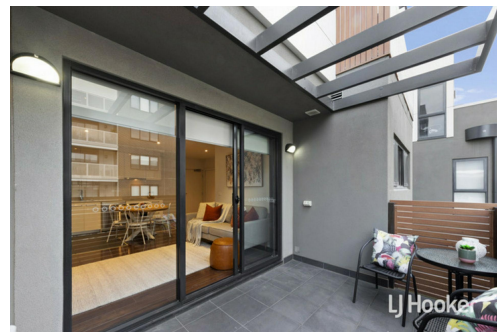
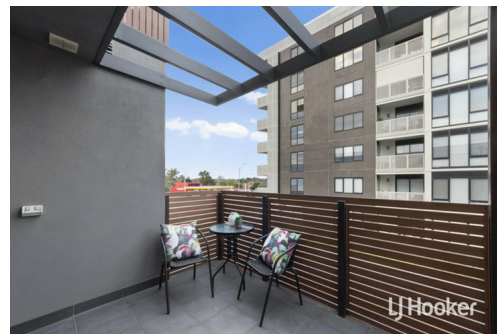
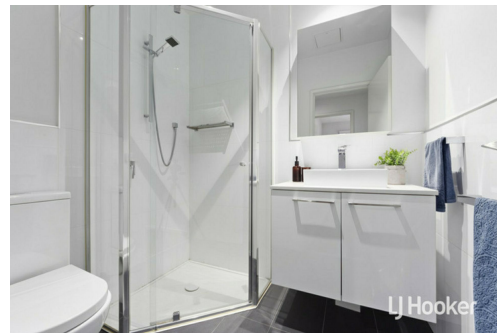
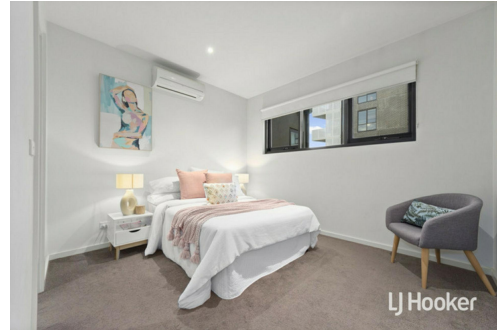
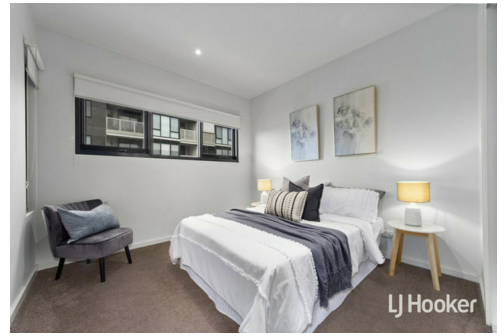
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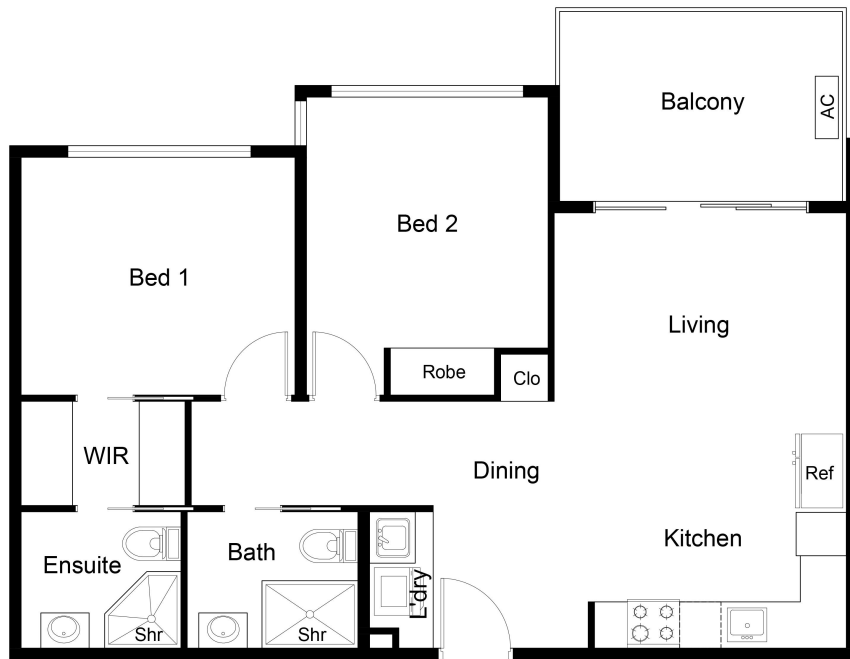
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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.