

# 51 Riviera Street, Mentone

Townhouse Starting from: \$1,360,000 Bed: 3 Bath: 2.5 Car: 2

- ✓ Mentone Beachfront Villas
- ✓ Mentone Train Station
- ✓ Mentone Centre
- ✓ Mentone Beach

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MENTONE BAY  
HOMES

## Discover the Essence of Luxurious Living at 51 Riviera Street, Mentone - Your Dream Home Awaits!

Four exquisite homes with own driveways which provide contemporary and elegant living spaces, meticulously crafted for families or professionals in search of a convenient and luxurious lifestyle. Positioned at the core of Mentone, you're amongst Mentone's schooling elite, a short distance to Mentone Primary, St Patricks's, Mentone Grammar and Parkdale Secondary College, mere moments to Mentone Centre Shopping Village, the train station, cafes and restaurants, and literally footsteps to the beach.

A light filled open plan living room with adjoining dining space create a warm and welcoming atmosphere. The kitchen equipped with 600mm Bosch appliances: cooktop, oven & combi oven, fully intergrated dishwasher, rangewood. Calacatta stone benchtops and splashback.

Each unit features three spacious bedrooms with built-in wardrobes, including a master bedroom with an ensuite bathroom. The other two bedrooms share the central bathroom, ensuring privacy and comfort for all residents....



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## 51 Riviera Street, Mentone

Address: 51 Riviera Street, Mentone, VIC 3194

Expected Completion: **Late 2024**

Project Size: **4 units**

Type: **Townhouse**

Project Status: **Off-the-plan**



More Renders

All pictures shown are for illustration purpose only. Floorplans are not meant to be scaled. Availability, AUD or CNY pr (bases on BOC exchange rate) displayed is correct at the time this poster was prepared. No financial or legal advice provided.

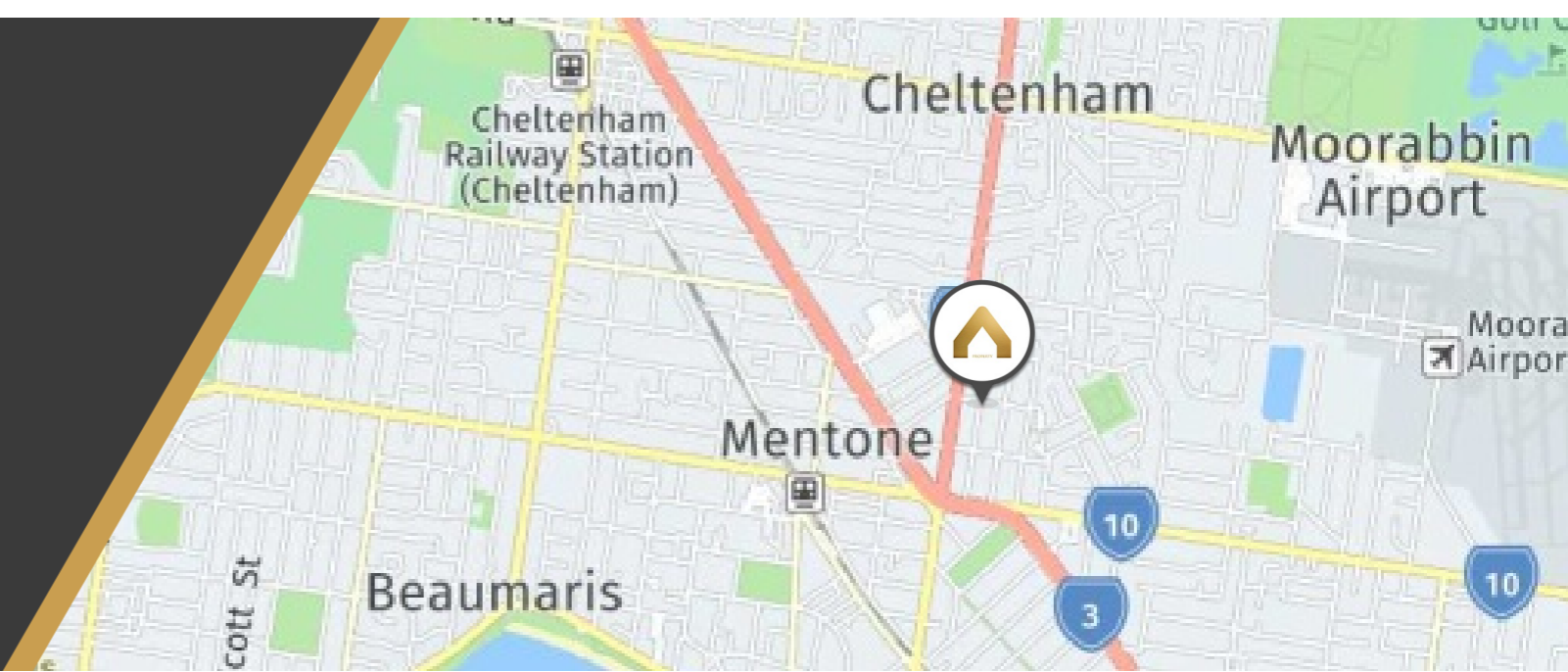
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Suburb: Mentone

Location: Melbourne South East



## Educations

<b>Mentone Girls' Grammar School</b>	0.68 KM
Secondary School Non-government TOP 4% ICSEA 1150	
<b>Mentone Grammar School</b>	0.32 KM
Secondary School Non-government TOP 12% ICSEA 1142	
<b>Mentone Girls Secondary College</b>	1.34 KM
Secondary School Government TOP 19% ICSEA 1075	
<b>Mentone Primary School</b>	0.21 KM
Primary School Government TOP 21% ICSEA 1113	
<b>St Patrick's Primary School</b>	0.14 KM
Primary School Non-government TOP 22% ICSEA 1104	

## Transportations

<b>Sarzana St/Warrigal Rd (Mentone)</b>	0.03 KM
<b>Johnston St/Warrigal Rd (Mentone)</b>	0.11 KM
<b>Voltri St/Warrigal Rd (Mentone)</b>	0.23 KM
<b>Cervara St/Warrigal Rd (Mentone)</b>	0.25 KM
<b>Tolls Ave/Warrigal Rd (Mentone)</b>	0.25 KM

## Amenties

<b>Bewear</b>	0.18 KM
<b>Herbalife</b>	0.27 KM
<b>Bespoke Gift Hampers</b>	0.3 KM
<b>Sweet Espresso</b>	0.42 KM
<b>ALDI Süd</b>	0.51 KM
<b>Levendi Souvlaki Grill</b>	0.58 KM
<b>Paesano's Pizzeria with Double Dogs</b>	0.59 KM
<b>Levain Doughnuts</b>	0.59 KM

## Mentone demographics

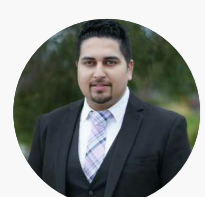
<b>Population</b>	13,221	42	
Mentone	Total	Median Age	
<b>Famliy</b>	3,700	0.6	
Mentone	Total	Average Children	
<b>People</b>	45.1%	36.5%	
Mentone	Married	Never Married	
<b>Language</b>	3.5% (460)	3.1% (407)	1.5% (195)
Mentone	Greek	Mandarin	Russian

## Mentone Housing Statistics

<b>Type</b>	1,790	1,816	1,913
Mentone	Own Outright	Rented	With Loans
<b>Vehicle</b>	2,493	2,029	653
Mentone	Only 1	2 Cars	3 Cars or more
<b>Occupation</b>	91%	9%	
Mentone	Occupied	Unoccupied	

## Mentone Culture

<b>English</b>	35.9% (4749)
<b>Australian</b>	28% (3698)
<b>Irish</b>	13.5% (1781)
<b>Scottish</b>	10.8% (1431)
<b>Italian</b>	6% (787)



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More Amenities



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Featured Units	Lot/Unit	Type	Price	Size	Aspect	Status
	Unit 1	Bed: 3 Bath: 2.5 Car: 2	\$1,360,000	Internal: 145.7sqm External: 159sqm		Available
	Unit 2	Bed: 3 Bath: 2.5 Car: 2	\$1,420,000	Internal: 167.1sqm External: 205sqm		Available
	Unit 3	Bed: 3 Bath: 2.5 Car: 2	\$1,395,000	Internal: 166.5sqm External: 164sqm		Available



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More Floorplans