



## 22 Mundy Street MENTONE VIC

5 3 2

Be whisked away to Hamptons by the bay within the luxurious surrounds of this just-completed family residence. A home finished with an enduring commitment to top-quality and refined style, this is an unmissable opportunity to enjoy high-end turnkey accommodation merely doors from the water's edge.

The iconic grey & white colour scheme begins on the impressive façade and continues seamlessly through the stunning interiors warmed by rich Spotted Gum flooring and quality loop-pile carpet. Flushed with light, the stunning triple-zoned floorplan comprises a separate sitting room to the front along with a glorious entertaining area embracing a gourmet kitchen with Smeg appliances and butler's pantry. Stretches of stone are on offer here and in the laundry and all bathrooms - a testament to the calibre of the build. Outside, a sheltered alfresco area with ceiling fan is an ideal spot to relax as the kids enjoy the lawn, alternatively they may prefer to head up to the spacious upstairs retreat to relax or watch a movie.

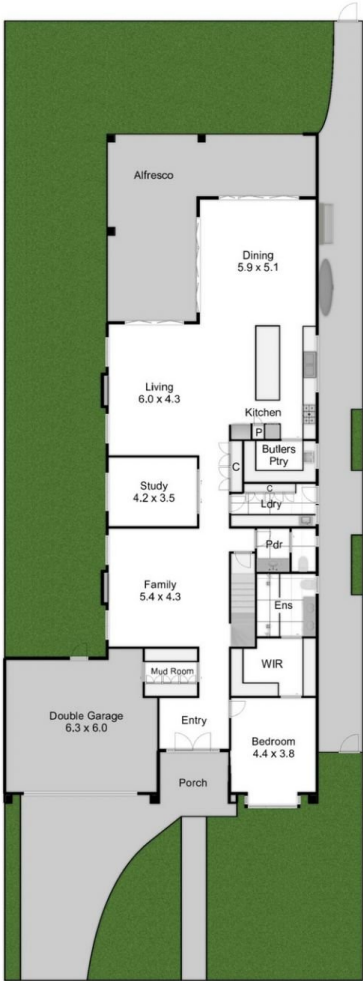
**Price** : \$ 3,300,000  
**Land Size** : 743 sqm  
**View** : <https://www.lewinrealestate.com.au/sale/vic/bayside/mentone/residential/house/7931931>



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Ground Floor/Site Plan



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Mentone

This floorplan is a sketch. All data shown is general only.  
NB: All dimensions stated are approximate only  
and should not be taken as definite.