



MENTONE BEACH

95 BEACH ROAD

LUXURY
BEACHFRONT
RESIDENCES



PROMINENT BEACHFRONT LIVING

Beautifully set within one of Melbourne's most exceptional heritage buildings, Mentone Beach Apartments and Town Houses are a unique opportunity for those who aspire to be a part of history. Mentone is a unique suburb offering a perfect harmony between family living and the tranquility of the seaside. Highly renowned schools, bustling cafes, local sporting facilities, walking paths, and bike trails are all a short walk away, perfect for the actively minded, or peaceful lifestyle.



LEADING ARCHITECTURE & DESIGN

The project consists of eleven apartments in the heritage building and sixteen, two storey townhouses with seven facing the beach and nine facing Mentone Parade. The townhouses are luxury, four bed residences designed in a contemporary style but also with details and materials that respect the connection to the historic Mentone Hotel building. Every townhouse has its own street frontage, address and open spaces including rooftop terrace. They will provide a unique opportunity to reside in a beach front location in a unique property.





COASTAL LIVING

The light filled living spaces of the townhouses offer expansive views through full height windows. The dual aspect residences, with balconies to both living areas and bedrooms, offer the perfect spots for catching the sun. Timber floorboards and glass-walled stairs give a feeling of spaciousness.

THE ART OF ENTERTAINING



With warm timber veneer joinery and natural stone benchtops, the well-appointed kitchen is the perfect spot for entertaining. European appliances and integrated refrigeration sit within generous storage spaces, including a butler's pantry, whilst overhead feature lighting gives a new flair to casual dining.

A SENSE OF LUXURY

A tranquil space, the bathroom has natural stone features and a warm, elegant palette. Luxurious inclusions of a free-standing bath and brushed gold tapware, set against expansive tiling, offer a unique feature.





BEDROOM - ARTIST IMPRESSION

RELAX AND UNWIND

With access to a private balcony, ensuite and walk-in robe, the master bedroom is an exclusive oasis. Pure wool carpet and warm timber tones emphasise the luxurious feel.



PRIVATE OPEN SPACE

In the centre of the project is an elegant garden for private use by its residents. The courtyard garden will be extensively landscaped and designed to provide an informal meeting and recreation space. It will be protected from prevailing winds and open to the northern sun.

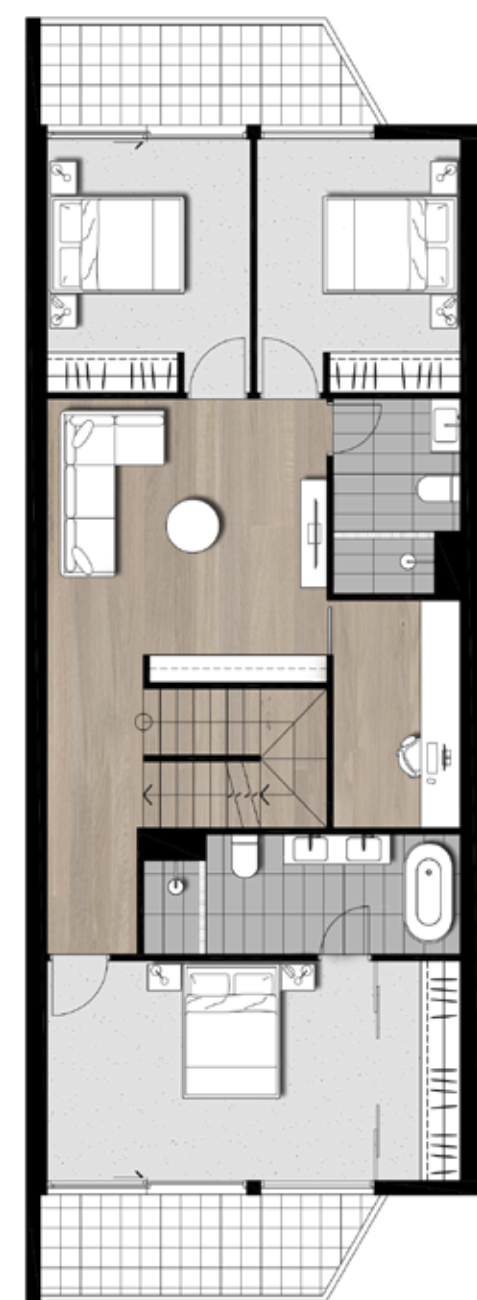


FOUR BEDROOM TOWNHOUSE

Total area 338 sqm
Internal area 194 sqm
External area 144 sqm



GROUND LEVEL



LEVEL ONE



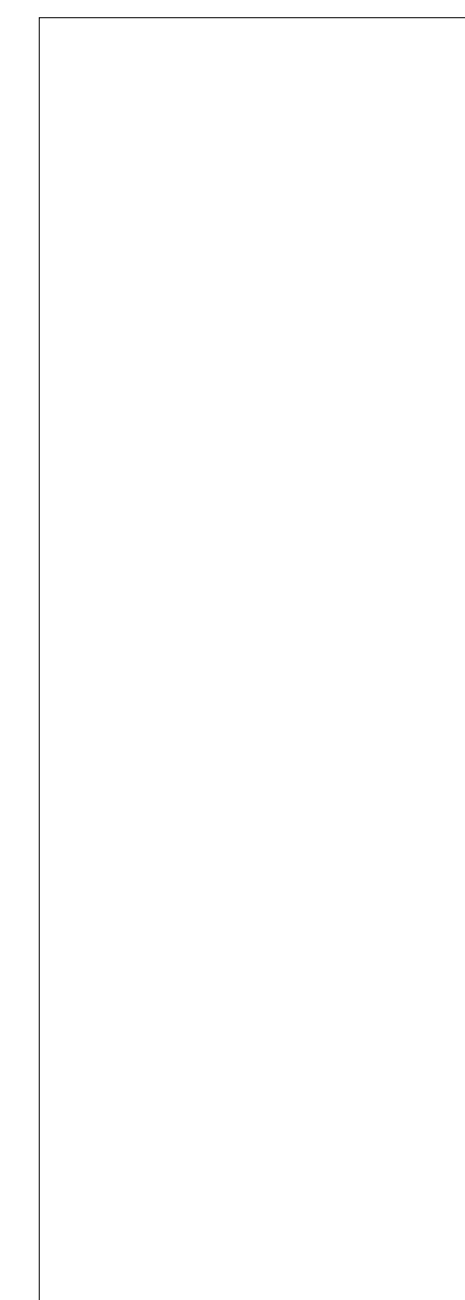
ROOF



GROUND LEVEL



LEVEL ONE



ROOF



THREE BEDROOM TOWNHOUSE

Total area 345 sqm
Internal area 188 sqm
External area 157 sqm



APARTMENT BATHROOM - ARTIST IMPRESSION

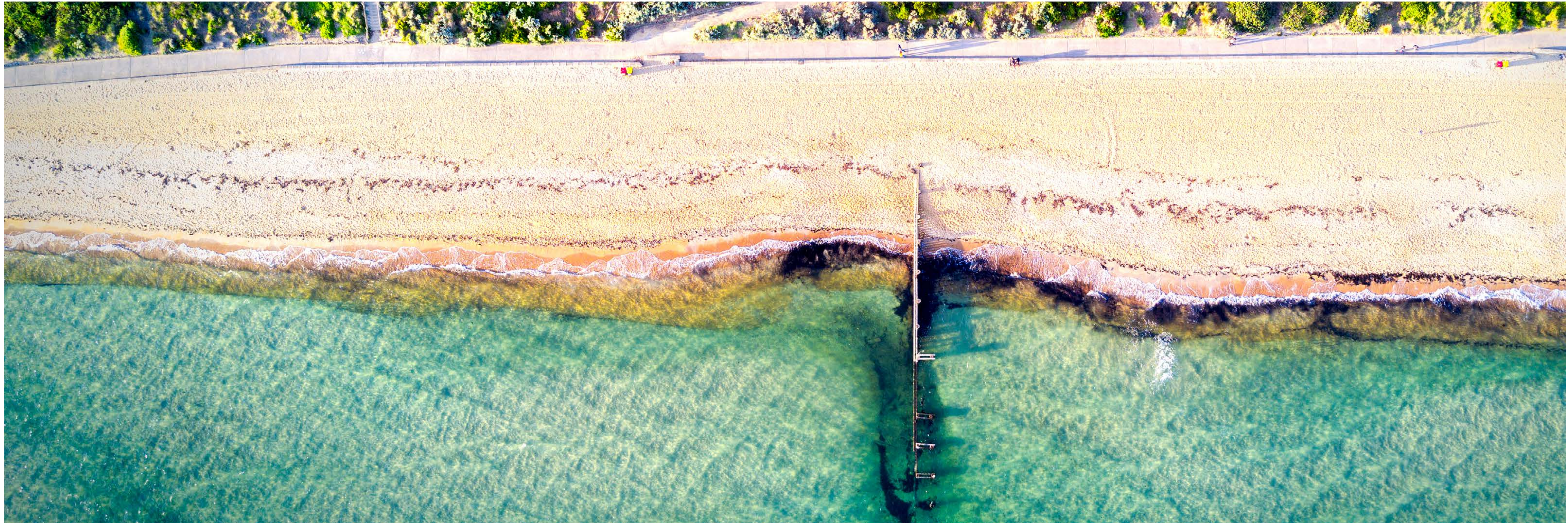


APARTMENT KITCHEN - ARTIST IMPRESSION



MENTONE BEACH APARTMENTS

Total area	158 sqm
Internal area	119 sqm
External area	39 sqm



PARKS & GOLF COURSES

1. Royal Melbourne Golf Club
2. Victoria Golf Club
3. Cheltenham Park Reserve and Playground
4. Cheltenham Golf Club
5. Kingston Heath Golf Club
6. Capital Golf Club
7. Mentone Racecourse Reserve
8. Woodlands Golf Club

AMENITIES

16. Westfield Southland
17. ALDI
18. Woolworths Mentone
19. Sciclunas Real Food Merchants
20. Coles Supermarket
21. Woolworths Thrift Park
22. Char Char Char Butchers
23. Costco

SCHOOLS

32. Mentone Grammar School
33. Mentone Primary School
34. Mentone Girls' Grammar School
35. Mentone Girls' Secondary College
36. Mentone Park Primary School

LIFESTYLE

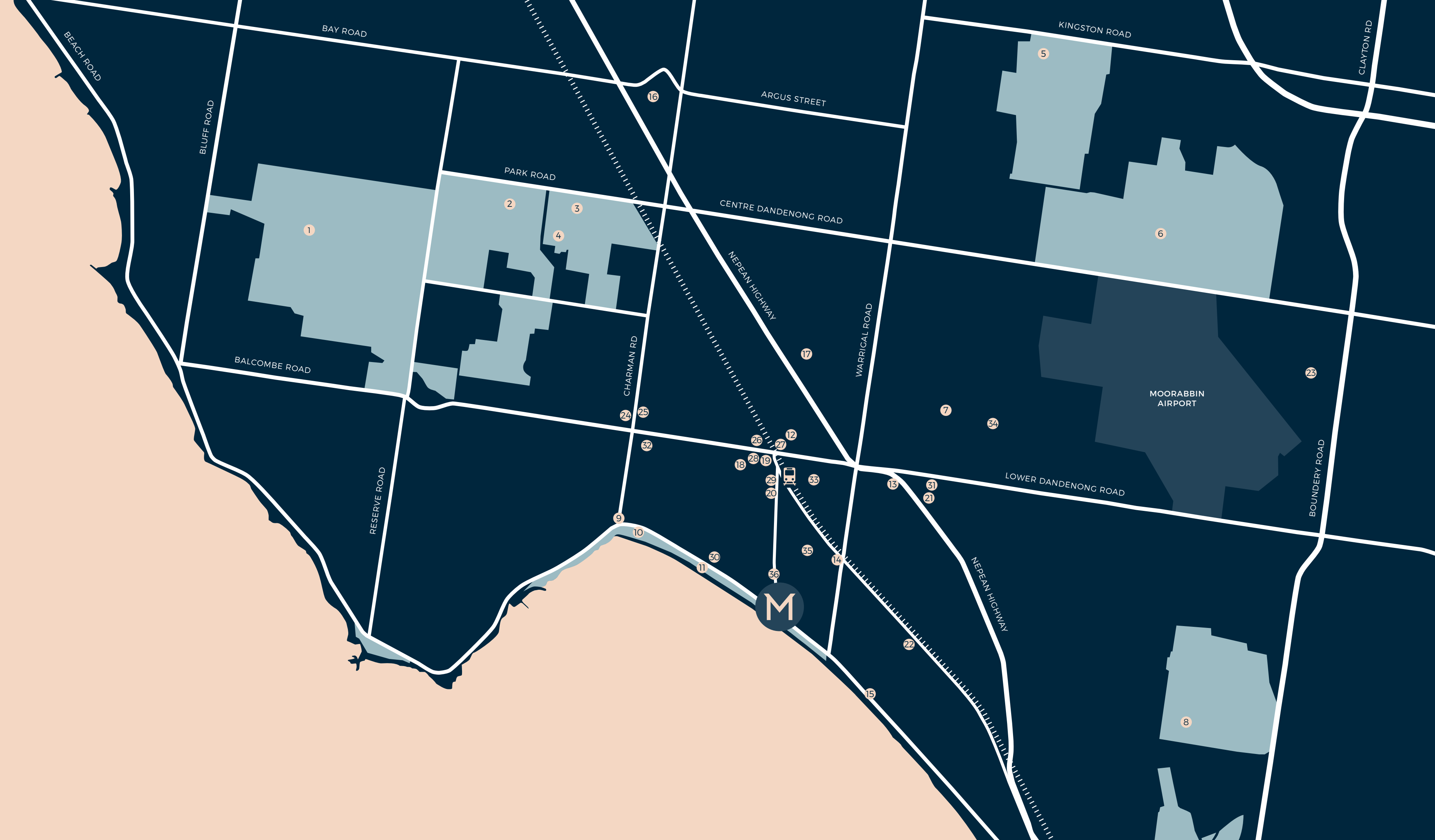
9. Mentone Beach
10. Dog Friendly Beach
11. Mentone Lifesaving Club
12. Mentone Bowling Club
13. Mentone Tennis Club
14. Bayside Aquatics Mentone
15. Parkdale Yacht Club

EAT & DRINK

24. Madam Viet
25. Honey Badger
26. The Grazery
27. The Corner Store
28. Truly Scrumptious
29. Como Parade Cafe
30. Chain of Fools
31. Meet Patty

TRANSPORTATION

36. Mentone Station



MENTONE LIFESTYLE



- 01 Royal Melbourne Golf Club
- 02 Parkdale Yacht Club
- 03 Dog Friendly Beach
- 04 Mentone Beach



01



02



03



04

- 01 The Corner Store
- 02 Como Parade Cafe
- 03 Huff Bagelry
- 04 The Corner Store

A PROVEN TEAM

MOMENTUM DEVELOPMENTS

Momentum Developments Pty Ltd is a leading, privately owned property development and investment group with major projects in the South East of Melbourne. Founded by Paul Huggins in 1994, Momentum Developments is committed to providing high quality, professional and personal service to clients. In June 2010, Momentum Melbourne Developments was awarded by the City of Manningham for the future building of a highly efficient 6 star energy rated 'Pinnacle.'

momentumdevelopments.com.au

PEDDLE THORP ARCHITECTS

Peddle Thorp is an architectural, planning and interior design company with a proud and long history of delivering innovative and award winning projects across nearly every sector from world-class stadiums to small boutique homes. With over 100 local and 350 overseas staff, their approach seeks to align the commercial insights of clients with creative expression through a collaborative and interactive relationship. Over the last 30 years Peddle Thorp has continually pursued excellence of design and its successful execution.

pta.com.au



MENTONE BEACH

95 BEACH ROAD MENTONE

SALES ENQUIRIES
ANTHONY WILLIAMS
0488 606 144
(03) 9886 1844

MENTONEBEACH.COM.AU

This brochure has been prepared for marketing purposes only and may be subject to change without notice. No warranty is given either expressly or impliedly as to the accuracy or completeness of the information and illustrations including without limitation, any measurements, dimensions or approximate area, visual images including views, floor layout or included items. Images and descriptions of individual townhouses and apartments may contain furnishes and fittings and other loose items not included in the actual townhouse(s) and apartment(s) to be sold. No liability is accepted for any error or discrepancy in the information and interested parties must make their own enquiries and investigations and consult their own advisors for all aspects of the information provided prior to signing any contract of sale. No person has any authority to make any representations on behalf of the developer and any such representations may not be relied on. Inclusions are subject to availability.



