

**1/16 Dulnain Street, Mount Martha, Vic 3934**



**House For Sale**

Monday, 3 June 2024

1/16 Dulnain Street, Mount Martha, Vic 3934

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 305 m2**

**Type: House**

**\$1,300,000 - \$1,430,000**

Perfectly equipped for a carefree life by the bay, this 4-bedroom town home epitomises effortless coastal luxury with its abundant natural light and premier finishes, just metres from the glistening waters of Port Phillip Bay. Soaring 9-ft ceilings and large double-glazed windows accentuate the home's superior appointments as they flourish through an open-plan design, headlined by its spotted gum floors, fireside lounge, and aluminium bi-fold doors to its unique indoor-outdoor BBQ deck. A unique space presents an equally impressive Infresco indoor stone topped BBQ setup with Heat strips overhead, working in unison with the Smeg classic cooker and Bosch dishwasher of the stylish stone kitchen as guests enjoy the open-wall splendour of its spacious alfresco deck and courtyard. A downstairs main suite features split-system comfort, a walk-in robe and a dual-vanity ensuite, with three additional bedrooms (two with walk-in robes) placed upstairs around a second bathroom and a lounge with a study nook. Other features include ducted heating, 5x split-system units throughout, under-staircase storage, an alarm and intercom system, a powder room on each level, and a double garage with 4m wall-to-wall built-in cupboard storage. Relishing a desired street-facing position with its own separate driveway, it offers daily foreshore walks just moments from the front door, with the convenience of Bentons Square, and Mornington and Mount Martha townships a short distance away.