

**1/40 Queen Street, Mornington, Vic 3931**

 **RE/MAX**

**Sold Townhouse**

Friday, 1 September 2023

**1/40 Queen Street, Mornington, Vic 3931**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Jasmin Scott  
0402439386

**\$1,330,000**

Embrace Mornington's coveted blue-chip lifestyle in this remarkably spacious and light-filled single-level, three-bedroom residence located in the heart of Mornington's exclusive 'golden triangle' bordered by coastline, parkland, and marvellous Main Street. Set behind a high fence and security gate with a lovely front garden comprising a lush lawn and established borders, the street-fronting unit's brick façade is enhanced with a stylish entrance portico. An abundance of natural light is immediately apparent upon entry, as is the home's generous dimensions. The open plan layout comprises a formal lounge and dining space with front garden outlooks that flow to the casual living and meals area with French doors that open out to a private north-facing garden courtyard. A sliding internal cavity door provides separation of the two zones if required. The sleek, central kitchen has stone benchtops and is well-appointed with an AEG oven, gas cooktop and dishwasher. Zoned at the front of the home, the spacious master bedroom has a large, fitted walk-in robe and an ensuite bathroom with a walk-in shower. There are two additional bedrooms, both good-sized, with built-in robes, and the gleaming main bathroom has a built-in tub and walk-in shower. Located at the front of the property with its own street-front access, the double remote-operated garage also has an internal access door. The beautifully presented, low-maintenance home's additional features include full-size laundry, plenty of cupboard space, gas-ducted heating, split system air conditioning, quality carpets and blinds, plus additional off-street parking. In this highly prized neighbourhood, surrounded by stunning coastal homes, Mornington's prized lifestyle amenities, including restaurants, bars, cafes, boutiques, the harbour, the beach, and coastal walking tracks are all within mere metres.