

# 1 Marriott Drive, Mount Martha, Vic 3934



## Sold House

Tuesday, 5 December 2023

1 Marriott Drive, Mount Martha, Vic 3934

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 800 m2

Type: House



Will Crowder

**\$1,040,000**

Impeccable presentation paired with side-income potential define this sundrenched 4 bedroom plus study home, which is all set to delight buyers with its family-focussed floorplan, choice of living areas and fully fitted detached home salon/studio out the back. Ideally suited to those who run a clinic or hairdressing business from home, the current owners are happy to rent the studio (with kitchen, spray room, powder room, storage and private courtyard garden) back from the new buyers, promising immediate returns, while the scope is also there to convert it into a granny flat. The spacious main house is designed for easy living with a choice of 2 living rooms and a separate dining space with fresh tones, tiled floors and plush ashen carpeting providing both aesthetic appeal and practicality. A generously sized kitchen with convection oven, gas cooktop, stainless-steel dishwasher and breakfast bar overlooks the dining zone and family room, which spills out via sliding glass doors to a tranquil sun terrace with a north-facing aspect lapping up the all-day sunshine. Perfectly appointed for pampered parents, the oversized master bedroom boasts a split-system, walk-in robe and luxury ensuite with an oval spa, while the 3 junior bedrooms within their own wing share a full second bathroom with separate toilet. Just 700 metres' stroll to Bentons Square Shopping Centre and the playground, 650 metres to Benton Junior College and a few minutes' drive to Main Street and the beach, this feature-packed home includes a study, ducted heating, split-system and a double garage opening to the entry hall. TO VIEW BUYER DUE DILIGENCE CHECKLIST VIEW <http://consumer.vic.gov.au/duediligencechecklist>