

# 1 Warner Avenue, Mornington, Vic 3931



## House For Sale

Tuesday, 14 May 2024

1 Warner Avenue, Mornington, Vic 3931

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 5**

**Area: 1043 m2**

**Type: House**



Julie Lock  
0412221488



Geoff Oxford  
0414282817

**\$1,375,000 - \$1,510,000**

Balancing family proportions with an abundance of functional space indoors and out, this expertly crafted home remains a coastal dream. Proportioned for the ultimate Beleura Hill lifestyle this beautifully kept residence showcases a solid construction. Perfectly positioned within moments of Mornington Secondary, and Padua Colleges, Home Co and the Beleura Hill Shops, this residence enjoys convenience on the doorstep of beachside prestige. Angled for entertaining, the upper living/dining areas meet an expanse of jarrah decking to provide the perfect space for friends and family to convene. Elevated above the tree-tops the upper level deck includes a range hood for the barbecue and provisions for an outdoor television. Inside, granite waterfall benchtops bring an earthy ambiance to the kitchen where a glass mosaic splashback sits amongst Miele appliances, a wine fridge and walk in pantry. Curated for comfort the living area includes surround sound speakers, heat'n'glo Jetmaster fireplace and a street-facing balcony. Expanding family dimensions a second living space occupies the ground floor with scope to increase accommodation. Complete with a walk-through wardrobe and dual vanity ensuite the master bedroom promises peace and privacy with plantation shutters that continue throughout the home. Two additional bedrooms are accompanied by bathrooms awaiting transformation. Offering scope to reinvigorate this unrivalled location with luxurious design touches, the commanding residence awaits a creative eye. Optimised for functionality with hydronic heating, and a Daikin VRV system, laundry chute to a spacious laundry, storage throughout the home, and provisions for an internal lift the existing floor plan provides a perfect family layout. Occupying 1032sqm (approx.) of highly sought-after beachside land the allotment has been securely fenced with roller door access to the rear yard including a 2 car garage with workshop & sink, additional double garage at the rear plus carport and garden shed allowing for secure off street parking for boat, trailer, and family toys just moments from Mills Beach.