

**10 Helena Street, Mount Martha, Vic 3934**



**Sold House**

Thursday, 15 February 2024

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**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1030 m2**

**Type: House**



Trent Cameron  
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**\$4,350,000**

A sense of inspiration is evident at first glance. Tranquil and grounded, Yala is a peaceful brand-new luxury retreat with contemporary liveability just moments to the beach and with an easy walking trail to Mt Martha Village shops. Heartly Design Studio and Whelan Project Builders have seized the opportunity to create a home with an elevated approach concentrated on seamless indoor-outdoor connection and intentionally enduring series of spaces. The earth-inspired colour palette takes cues from natural elements of the Mornington Peninsula while warmth is integrated into the home through considered layering of textures and soft furnishings. Striking use of Shou Sugi Ban charred timber with rammed earth walls give an instant wow factor upon arrival. A covered outdoor entertaining area equipped with outdoor kitchen and bar fridge overlooks the heated self-cleaning pool, outdoor shower and tastefully landscaped gardens. Enter through the statement pivot door to the heart of the home where you'll find a spacious main living with a state-of-the-art kitchen featuring honed stone Perla Argento marble, Miele appliances, butler's pantry and adjoining dining space adorned with artful Volker Haug feature light and linen sheers. The primary living space harnesses the north sun with clerestory windows and sliding doors for connection to the outdoors. A steel hallway door separates the entertaining and relaxation wing of the home. The main bedroom overlooks a private courtyard with established olive tree, while a walk-in robe and an oversized ensuite with freestanding stone bath, Articolo wall sconce light and his/hers vanity establishing this as the favourite retreat of the house. Three further bedrooms with shared bathroom and a second living space is ample room for a growing family or when guests come to stay. Reflective of modern innovation, the home also offers zoned heating and cooling, underfloor heating in the bathrooms, fingerprint ID access pedestrian gate and a Tesla car charger in the secure double garage. Additional appointments include: home office with dual desks, built-in bar, large laundry and mudroom plus an extra space in the garage ideal for a gym or workshop. Almost opposite the beach, and moments to Mt Martha Village, South Beach's iconic boatsheds, and local schools; Yala inspires a beautiful bayside lifestyle.