

**18 Somers Avenue, Mount Martha, Vic 3934**



**Sold House**

Tuesday, 15 August 2023

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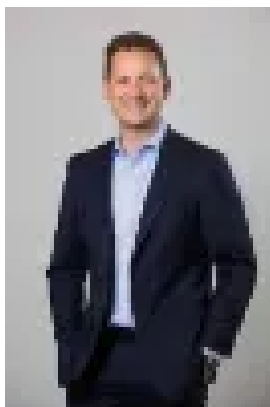
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1839 m2**

**Type: House**



Trent Cameron  
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Rachel Mathers  
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**\$2,100,000**

Enjoy the tranquillity of this much-loved home surrounded by established greenery and situated within walking distance to Mount Martha Primary School & South Beach. Renovate the original home, redevelop entirely or consider the potential of a two-lot subdivision (STCA). This property offers unlimited opportunities and will suit a multitude of buyers looking to secure a prime piece of Mount Martha real estate. Light-filled throughout, this fantastic home presents a well-equipped kitchen with open living and dining areas, while the expansive north-facing front balcony offers glimpses of stunning Port Phillip Bay. Large glass doors open out to a spacious entertainers deck with an in-built outdoor kitchen & BBQ, presenting an ideal setting for hosting friends and family. Offering generous spaces and a versatile floorplan, the home boasts three bedrooms with built-in robes, including a master with ensuite. The nearby family room is the perfect retreat, offering a gas fireplace and balcony access. Additional features include a separate laundry with external access, ducted heating & cooling, plus a double carport with adjoining storage area. This large 1,839m<sup>2</sup> (approx.) allotment presents outstanding potential to subdivide with bay glimpses, and offers an enviable opportunity with endless possibilities for families and investors alike.