

# 2/23 Marine Avenue, Mornington, Vic 3931

## Sold Unit

Thursday, 21 December 2023

2/23 Marine Avenue, Mornington, Vic 3931

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 90 m2**

**Type: Unit**



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**\$635,000**

Melding functionality and style with low-maintenance freedom and a prime location only a short stroll from Fisherman's Beach and Main Street's boutique shops and cafes, this 2-bedroom freestanding unit is undeniably the complete package.

The first glimpse of the home's inviting ambience and appealing interiors lies within the enclosed front porch, which precedes the light and airy living domain, unfolding over Tasmanian Oak floors. Offering space for relaxing and dining and enjoying an open connection with the contemporary kitchen, stone benchtops, a Smeg stove, and excellent storage reflect a quality finish and meet the desires of modern living. French doors allow living and entertaining to flow effortlessly from the indoors to the courtyard terrace, where there's a low-maintenance garden, room for a furry friend to enjoy the fresh air and guests to pull up a chair, and potential for future enhancement to create your perfect alfresco sanctuary. Two bedrooms demonstrate ideal comfort with built-in robes, whilst a modern bathroom, separate toilet, and a full-size laundry deliver daily convenience efficiently. Whether seeking a peaceful permanent home or an investment opportunity with broad appeal on the rental market, this property is one of only four in this quiet group and boasts additional features, which include ducted heating, split system air conditioning, solar panels, and a garage. On the cusp of Mornington's thriving Main Street, enjoy the vibrant array of shops, cafes, and restaurants to explore at your leisure; scenic cliff-top walks, and proximity to the beach, public transport, and schools. Property Features:- 9 squares\* of living- 155sqm\* block- Stylish freestanding residence- Sun-filled and spacious design- Two bedrooms with BIRs- Generous open-plan living/dining area- Contemporary kitchen - Stone benchtops, Smeg cooker, dishwasher- Peaceful courtyard terrace with low-maintenance garden- Large laundry- Excellent storage- Single garage - Ducted heating, split system AC, solar panels- Tasmanian Oak floors- Small group of only four properties- 350m from the beach\*- 650m from the Main Street\*\*All dimensions and measurements are approximate Contact Brad Boyd 0434 260 655