

# 2/606 Nepean Highway, Mount Martha, Vic 3934



## Residential Land For Sale

Wednesday, 20 December 2023

2/606 Nepean Highway, Mount Martha, Vic 3934

Area: 6830 m2

Type: Residential Land



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**\$1,600,000 - \$1,700,000**

Outstandingly positioned, just minutes to Mount Martha and Mornington beaches and vibrant townships, yet tucked away in an idyllic rural pocket, bordered by bushland reserves, vineyards, Balcombe Creek and The Briars, is this picturesque 6830 square metre/1.7 acres (approx) vacant block of land ready to create a unique Peninsula dream property (STCA). The privately set allotment has direct access, via a long shared driveway measuring a further 1059 square metres (approx.), which is lined with stunning established trees including weeping peppermint and eucalypts. A creek gully runs along the westerly border along with a stand of trees and native vegetation, which provides a natural bucolic buffer between the highway and the open and expansive future home site. In an area steeped in Mornington/Mount Martha pioneering and natural history, this stunning green-wedge property's esteemed neighbours include the JR Anderson reserve, The Briars with its wildlife sanctuary, vineyard and homestead, and Balcombe Creek. With plenty of room for a pool and tennis court, the size and scope of the site lends itself to creating an impressive resort-style oasis (STCA), or a more simple abode where you can enjoy the tranquil space and local lifestyle amenities. Close to Balcombe Grammar School and Mount Martha Golf Course, the site is central to beautiful Mount Martha South Beach and village, as well as vibrant Mornington Main Street and harbour. Also close to Martha Cove Marina, with easy freeway access to take you to wineries, golf courses hot springs and ocean beaches.