

**22 Amberley Drive, Mount Martha, Vic 3934**



**Sold House**

Wednesday, 4 October 2023

22 Amberley Drive, Mount Martha, Vic 3934

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 584 m2**

**Type: House**



Brett Trebilcock  
0439209891



Jonathon Moloney  
0408727827

## Contact agent

Effortlessly blending contemporary elements with welcoming family spaces, this impressive home seamlessly integrates multiple living areas, creating an ideal environment for comfortable living and entertaining with friends. Located in a highly sought-after neighbourhood renowned for its convenient lifestyle, this property epitomises the essence of exceptional family living. The heart of the home lies within the kitchen, showcasing a spacious freestanding cooker and sleek stone benchtops. It flawlessly connects to the expansive open plan meals and family area, fostering a warm and inviting atmosphere perfect for both casual gatherings and day-to-day living. Step outside to discover an enticing entertaining area, complete with a solar-heated swimming pool, spa, and additional storage sheds. Convenient separate access is also available for storing a caravan or boat. The master bedroom is thoughtfully situated in its own zone, offering a walk-in robe and ensuite for added privacy and comfort. The remaining three bedrooms feature built-in robes and are serviced by a well-appointed family bathroom, separate powder room, and a generously sized laundry. Additional features of this remarkable property include 25 solar panels for energy efficiency, a double remote garage that has been transformed into a versatile teen retreat or rumpus room, a spacious walk-through pantry, as well as ducted heating and evaporative cooling for year-round comfort. Positioned in a highly sought-after neighbourhood, this property caters to those in search of a low-maintenance family lifestyle. Enjoy the convenience of being mere moments away from Benton's Square shopping, Osborne Primary School, The Briars Conservation Park, and the picturesque Birdrock Beach.