

22 Bath Street, Mornington, Vic 3931



House For Sale

Friday, 3 May 2024

22 Bath Street, Mornington, Vic 3931

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1013 m2

Type: House



Fergus Nutt
0359741401

\$3,900,000 - \$4,200,000

Steeped in history and resplendent with panoramic vistas, this rare Mornington beachside gem stands as a testament to the exquisite fusion of classic charm and contemporary elegance, embodying the timeless allure of the 1920's Arts and Crafts style and one of the first of its kind in the area. Once a holiday retreat for Catholic nuns, this Heritage-listed home has been meticulously restored to its original 1923 splendour, infused with a modern sensibility that honours its storied past. Crafted on-site using concrete presses, the external concrete blocks showcase intricate patterns. Upon entering, original timber floors, concrete walls and an ornate tasselled light fixture welcome you, leading to a captivating office/sitting room adorned with intricately patterned ceilings and an open fireplace—a nod to its bygone era. Adjacent lies a gracious dining room, offering versatile potential as a ground-level bedroom if desired. At the heart of the home lies a thoughtfully designed kitchen with butler's pantry, boasting San Simone Quartzite stone surfaces, electric and glass drawers, AEG appliances, and sleek cabinetry, complemented by a breakfast bar, micro cement floors and luxe venetian plaster. Adding some old-world charm is a perfectly preserved 103-year-old meat safe, revealing treasures from the restoration process, like aged rum and original matches, offering a peek into the home's fascinating history. Transitioning effortlessly into the main living space, double-hung windows illuminate the impeccable craftsmanship of the ceiling, radiating warmth and character. A sunroom brimming with possibilities, laundry, bathroom, and a meticulously curated wine cellar complete the ground floor. A touch of vintage elegance lies in the cellar where you find the original timber mantelpiece, repurposed as a rustic wine ledge showcasing the seamless integration of authentic materials throughout the home. Ascending the staircase with built in storage, a skylight casts a soft glow on an additional bathroom and bedrooms with robes. The upper level reveals a sprawling living area, versatile enough to serve as an additional bedroom, seamlessly transitioning through custom steel French doors - to a sun-drenched retreat, ideal for enjoying the golden hues of the afternoon and captivating scenery of the bay. The impeccable master suite awaits with sweeping views framed by the bow window and luxurious amenities. Enjoy a custom Häfele walk-in robe, dressing table, and opulent ensuite featuring a freestanding tub and brushed brass finishes, enhanced by sensor lighting—a true haven of indulgence. Approved council permits have been secured for a rear living room extension, double garage, and swimming pool to maximise use of this large 1000 sqm (approx.) slice of paradise. Situated on a generous block, this masterpiece is comprehensively appointed with hydronic heating on the ground floor and ducted heating and cooling on the upper level. From every angle, this enchanting residence captivates with its prestigious address just moments from Main Street, Mills Beach and close to some of the Peninsula's finest wineries.