

22 Kilburn Grove, Mount Martha, Vic 3934

House For Sale

Wednesday, 29 November 2023



22 Kilburn Grove, Mount Martha, Vic 3934

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 1262 m2

Type: House



Lauren Wild
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Adam Joske
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\$4,000,000-\$4,400,000

*Expressions of Interest close Wednesday 20 December at 5:00pm (unless sold prior)*Only metres from the soft sands of South Beach, this coastal contemporary masterpiece crafted with intelligent design and impeccable craftsmanship affords a luxury beachside lifestyle that exceeds any and all preconceived expectations. The manicured frontage and white weatherboard exterior is matched internally with a considered lighting plan, engineered oak flooring, refined stone surfaces and an abundance of natural light as the family-friendly footprint offers a custom living experience. The split-level design delivers choice in formal and informal entertaining domains where ample glazing enlightens and simultaneously frames beautiful pool and garden aspects. At the heart, an open plan living and dining zone with tray ceiling and a double-fronted gas log fireplace is flanked by a wall of glazing opening through French doors to a contemporary outdoor alfresco with a comprehensive outdoor kitchen/bar. Luxury stone finishes and custom joinery remain inside, accommodating an ILVE freestanding cooker, V-ZUG appliances, and dual integrated dishwashers, to confirm a true entertainer's kitchen. A showpiece of scale, the master retreat is graced with extensive walk-in robe, spacious ensuite and private balcony while an accommodation zone perfect for families compasses two additional robed bedrooms, a dual-vanity main bathroom and a zoned guest suite with ensuite and robes. Comprehensive features include a 300+ bottle cellar, home office, extensive laundry with dual washing machines and dryer, ducted reverse-cycle heating and cooling, underfloor heating throughout all tiled areas, private terrace, indoor/outdoor sound system, custom window furnishings including motorised blinds in main living zone, the third lounge and 2x additional bedrooms, an alarm system, ducted vacuum, and a double garage with return driveway. Positioned within easy reach of elite schooling, the cafe culture of Mount Martha Village and the glistening shoreline of South Beach. The home was built by ELLCON Building Contractors Mount Martha and designed by Rohan Riley Interior Design Mount Eliza.