

# 22 Rockleigh Drive, Mount Martha, Vic 3934

## House For Sale

Friday, 26 January 2024



22 Rockleigh Drive, Mount Martha, Vic 3934

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1301 m2**

**Type: House**



Sam Danckert

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**\$2,600,000-\$2,800,000**

Welcome to a masterpiece of luxury and lifestyle nestled in the heart of Mt Martha, this architecturally designed 4-bedroom, 3-bathroom residence is a testament to elegance and modern luxury. Sprawled across 1301sqm of pristine land, this home is an idyllic haven for one discerning buyer. Perched to capture breathtaking bay views, this home is a stone's throw from the expansive and tranquil environs of Mt Martha Park. The expansive windows and thoughtfully designed outdoor spaces offer uninterrupted vistas, ensuring a serene living experience that harmoniously blends with the natural environment. Crafted with architectural finesse, every centimetre of this home exudes sophistication and style. The open-plan living areas are bathed in natural light, highlighting the premium finishes and meticulous attention to detail. The state-of-the-art kitchen is a culinary dream, seamlessly integrating functionality with contemporary design. Providing generous accommodation with four generously proportioned bedrooms, including a master suite, provide plush retreats for relaxation. Each bedroom boasts ample space and storage, ensuring personal comfort. The bathrooms, akin to a luxury spa, feature high-end fittings and finishes, providing an indulgent bathing experience. The heart of this home is its magnificent outdoor area, complete with a sparkling pool. It's the perfect backdrop for lavish entertaining or peaceful relaxation. The meticulously landscaped gardens create a private oasis, ideal for those who appreciate the finer things in life. With proximity to prestigious golf courses, marinas, and boutique shopping, this location is unparalleled for the lifestyle enthusiast. The keen boating skipper will find the marina facilities exceptional, while golfers have access to some of the best courses in the region. 22 Rockleigh Drive is more than a home; it's a lifestyle choice for those who seek luxury, comfort, and a connection with the coastal ambiance. Don't miss the opportunity to own this slice of paradise in Mt Martha, where every day feels like a holiday.

Property Specifications- 1301sqm\* block- 425sqm\* of living- Ducted heating & split system cooling- World class views facing due north over Port Phillip Bay- Renovated kitchen with European appliances and large bench areas- Large living areas perfectly positioned to take advantage of views- Dual alfresco domains with immense privacy- Double remote garage with additional off street parking- Fully landscaped gardens with irrigation- Salt chlorinated swimming pool with gas heating and verdant garden surrounds- 300m to Mt Martha Park\*measurements are indicative only