

**26-28 Irvine Avenue, Mount Martha, Vic 3934**

**Sold House**

Friday, 15 September 2023



26-28 Irvine Avenue, Mount Martha, Vic 3934

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 6**

**Area: 2686 m2**

**Type: House**



Alex Corradi

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**\$4,925,000**

Architecturally conceived and showcasing a passive influence throughout its meticulous single-level design, this show-stopping home is for those who demand excellence. Evoking a true sense of refined sophistication and functionality, it gently peels back the layers of luxury to reveal a sublime connection to the coastal landscape, highlighting unmatched tranquillity on a private 2,686sqm (approx), a short walk from South Beach and Mount Martha Village. Robust natural materials are signatures of the unique triple-wing design, emphasising light and fresh air through oversized sliding glass and louvre windows, capturing the essence of its surroundings. Breathtaking scale is juxtaposed with a sense of intimacy within the open-plan living/dining domain, highlighted by underfloor heating throughout, polished concrete floors and a state-of-the-art stone kitchen, equipped with a suite of Miele appliances and a butler's pantry. Relaxation and entertainment exist in perfect harmony, with two alfresco terraces designed to mimic the organic shapes of the gardens, whilst offering sun-drenched spaces in which to host guests and take in the serenity. A glass breezeway accentuates the sense of space and scale, leading to the indulgent main wing, with its stunning designer ensuite, lavish walk-in robe and room to lounge. A second living zone with a bathroom provides a flexible option as a guest bedroom if desired, whilst a third chic bathroom and large family-sized laundry complement two additional fitted bedrooms. In a tranquil coastal pocket close to cafes, beaches, and world-class lifestyle attractions, the comprehensive list of extras includes keyless entry, alarm and intercom with Wi-fi controlled access, zoned ducted reverse-cycle heating/cooling, double glazing, ZipTap, abundant storage, and an internally-accessed double carport beyond automated gates.

Property Specifications-  
As-new presentation and quality- Triple wings connected through breezeway- Four bedrooms or three bedrooms plus a second living area, three bathrooms, including the main ensuite and powder room- Land size: 2,686sqm approx.- Architecturally passive design- Polished concrete floors- Double glazing throughout- Hydronic in-slab heating throughout the entire home with Nest-controlled Wi-Fi remote access- Individually zoned ducted reverse-cycle heating/cooling with Nest-controlled Wi-Fi remote access- High-quality Kitchen appliances including Miele twin ovens, Miele induction cooktop and Miele integrated dishwasher and Sirius rangehood- Butler's pantry with ZipTap and 2nd sink - Large laundry/mudroom- Full height doors - seamless design- Ceiling fans throughout- Integrated motorised external blinds- Abundant high-quality storage- Keyless entry, alarm and intercom with Wi-fi controlled access- Low-maintenance native landscaping with central entertaining courtyard with canopy and exterior fan with controlled irrigation system- Internally-accessed double carport- Two vehicle access points, one with automated gates- 2 x 15,000-litre water tanks- 6.6 KW solar panel system\*Specifications are indicative only