

**3/12 Townsend Lane, Mornington, Vic 3931**

**Townhouse For Sale**

Thursday, 11 April 2024



3/12 Townsend Lane, Mornington, Vic 3931

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 180 m2**

**Type: Townhouse**



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**\$1,200,000 - \$1,320,000**

Characterised by the landmarks of Mornington this three bedroom residence occupies a perfect position within walking distance of local pubs, the cliff top walk, bowls club, Fisherman's beach and the charming Main Street village. Suited as either a permanent residence or short stay accommodation the coastal locale invites a slower pace to enjoy the natural beauty of the Coastal Mornington. Blessed with breathtaking sunsets, discover unbeatable privacy at the end of the cul-de-sac, whilst enjoying unparalleled convenience. Central to the functionality of the upper level, a stone topped kitchen features a full suite of Electrolux appliances including an ergonomic dishwasher, dual pyrolytic ovens (steam and combi), and a gas stove. Intuitively positioned for conversation whilst meals are prepared, the kitchen seamlessly integrates with internal meals/living spaces extending across timber decking. Angled towards Port Phillip Bay the upper alfresco comprises space for the barbecue, and outdoor dining beneath the shade of an electric awning and warmth of a Rinnai strip heater. Double glazed Rylock windows throughout the home keep the temperature just perfect all year round. Positioned for complete privacy the master bedroom sits on the upper floor complete with a walk-in wardrobe, ensuite bathroom and R/C air conditioner, and gas log Coonara. Dedicated to accommodation, the lower level maintains a peaceful ambiance with two additional bedrooms each fitted with Nobo wall heaters, ceiling fans and built-in robes. A central bathroom with a tiled shower and bathtub, and generously proportioned laundry provide practical wet areas with ample storage. Adding flexibility to the space a second living area and built-in study nook highlight the versatility of the floorplan. A tandem car space and secure ground-level patio with a garden shed, outdoor shower for returning from the beach and under-stair storage complete the low-maintenance lifestyle home. Previously operated as a permanent home which enjoyed the lucrative short stay accommodation business over the peak periods, the attraction of a low cost body corporate invites interest from those looking to retire, holiday seekers and investors alike. Immersed in an effortlessly relaxed atmosphere the sparkling waters of Port Phillip Bay sit on the horizon whilst dining out is an easy decision just an easy stroll from the front door. Opportunities like these so close to Beach, Esplanade, Pier, sailing and Main Street are rare to market in this tightly held Golden triangle. So be sure to move quickly to secure this beautifully designed abode with all the luxury extras one would dream of in this ideal location.