

3/4 Morven Street, Mornington, Vic 3931

 **RE/MAX**

Townhouse For Sale

Saturday, 27 April 2024

3/4 Morven Street, Mornington, Vic 3931

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Chelsey Gibson
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\$1,700,000 - \$1,800,000

Befitting its esteemed Beleura Hill location, and masterfully designed to maximise elevated water and coastal views from the upper level indoor/outdoor living and entertaining spaces, this luxurious Mornington residence will further captivate with its lavish marble and stone appointments and custom automation including an accessible Domus lift. Within walking distance to Mills Beach and Main Street, this magnificent contemporary townhouse is securely and privately positioned within the exclusive Royadie Views boutique complex of just four residences. A travertine tiled entry introduces the home's generous proportions and lavish fit-out including a sculptural stone staircase and the commercial-grade lift. The spacious main living area is oriented towards the wonderful views and glass sliding doors, fitted with integrated insect screens that glide open to the undercover alfresco terrace, with heating and automated awnings providing shade and privacy while retaining the views. Resplendent in Calacatta marble, the gourmet kitchen is defined with an island bench/breakfast bar and appointed with AEG cooking appliances including a gas cooktop, oven, and dishwasher, while the butler's pantry with a second sink, and plenty of food prep and storage space is tucked away behind a sliding door. A Carrara marble guest powder room is on this level, along with the spacious master suite with marble ensuite and walk-in robe. Downstairs is another living space that has a soundproof internal cavity sliding door and is set up as a media room/home office complete with a home cinema system and sliding door access to the rear garden courtyard. There are two bedrooms on this level, both with stylish built-in robes and desks, serviced by the main marble bathroom with walk-in shower and built-in bath, while the laundry is also well-appointed. Additional features include central heating and cooling, ducted vacuum, automated blinds, video intercom entry, alarm system, and a double remote-operated garage with internal access and a rear roller door to the low-maintenance garden courtyard with a mod-grass lawn area. Idyllically located in this exclusive, elevated Mornington neighbourhood, stroll to the local Beleura Hill shops, cafes and restaurants, and it's just a few minutes' walk down to the sands of Mills Beach and the attractions of Main Street.