

31 Prescott Avenue, Mount Martha, Vic 3934

House For Sale

Tuesday, 14 May 2024



31 Prescott Avenue, Mount Martha, Vic 3934

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1953 m2

Type: House



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\$4,000,000 - \$4,250,000

A flawless fusion of architectural magnificence and lush surroundings grounded on a historic piece of approx. 1953sqm of land, "Cooinda" provides a unique opportunity for beachside living. Its Aboriginal name meaning "a happy place to gather", sets the tone for a property that exudes peace and an irresistible sense of friendliness. As you enter through the French doors into the ground floor, Cooinda reaches out to embrace and welcome you into a thoughtfully designed Arts & Crafts style home. Bathed in the gentle illumination of north-facing light, the timber kitchen, living, and dining areas exude an inviting warmth that beckons you to linger. Stepping out onto the terrace, bay views unfold before you creating a relaxing backdrop. Dating back to 1934, Cooinda retains its original charm and character, inviting new owners to bask in all its glory or infuse their personal touch. The grandeur of high decorative ceilings, colonial windows, and bold columns adorn the downstairs living spaces. As you settle by the wood fireplace, find yourself immersed in a sense of comfort and nostalgia, appreciating the craftsmanship that went into every detail of this cherished haven. From the exterior stone bricks, handcrafted from sand found onsite, to the preserved features, Cooinda stands as a testament to enduring quality. Two bedrooms downstairs, including the master with ensuite, a bathroom, along with a versatile sitting room that offers flexibility as an office or potential sixth bedroom. Venture to the top level to discover three additional bedrooms, each offering leafy views with one opening onto a balcony, where you can soak in the tranquil surroundings or watch the setting sun hit the nearby valley in a golden hue. An upstairs kitchenette and bathroom provide added functionality and comfort for family and guests alike. Outside, the front gardens boast an old Irish Strawberry Tree and majestic Kurrajong, with a double swing among the branches. Just a 7-minute walk away, the pristine shores of South Beach awaits, while nearby amenities like Mount Martha Village, Balcombe Grammar School and multiple dining options, remind you of the unparalleled convenience and natural splendour that define life at Cooinda. Tucked away at the rear of the property, awaits the versatile studio - linked to a two-car garage. Solar-powered gates, a garden shed, and a circular driveway not only enhance convenience but also add to the property's charm. Meanwhile, a water tank and sprinkler system stand ready to maintain the vibrancy of the lush gardens throughout the year. Inside, split-system heating and cooling ensure optimal comfort on the upper level, while ducted heating guarantees warmth on the ground floor. Exciting plans for a renovation of the ground floor, masterminded by Peter Jackson, promise to elevate the home to even greater heights. With its perfect blend of natural beauty and timeless elegance, Cooinda offers a rare opportunity to embrace the peaceful lifestyle you've been dreaming of.