

32 Bath Street, Mornington, Vic 3931

lynch lynch

House For Sale

Monday, 18 March 2024

32 Bath Street, Mornington, Vic 3931

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 691 m2

Type: House



Nicholas Lynch
0411121356



Brodie Lynch
0498985948

\$2.95 - \$3.24 million

A statement of light-filled style on the gentle taper of Beleura Hill, this outstanding residence transcends all expectations with its desirable and effortless lifestyle. Reserved for those who demand excellence, it boasts a flawless finish that surpasses the ordinary while echoing its neighbourhood's exclusive demeanour. Its reimagined facade opens to a sprawling, sunlit kitchen, living and dining zone, taking centre stage across the ground level with a trimming of expansive glazing and herringbone Oak floors. Sophisticated materiality persists in the kitchen and butler's pantry, where natural stone counters and detailed joinery conceal integrated appliances while emphasising a sense of refinement. Walls of bi-fold doors invite the outdoors in while creating a connection with a stunning skylit alfresco area, hosting guests by the Ziegler & Brown BBQ outdoor kitchen while taking in scenes over the cultivated rear gardens. Contemporary elegance continues across the four ground-floor bedrooms, appropriately zoned around two bathrooms and a central lounge. A sublime main suite occupies the top floor, basking in the brilliance of its fitted dressing room, spectacular wet-area rainfall ensuite, and balcony views over Tanti Creek and Mornington Village. Additional features include multi-zoned smart refrigerated heating/cooling, wool carpets, custom joinery, heated towel rails, keypad entry, a lock-up garage, and double-car space. Live a Mornington lifestyle in the way it was crafted to be enjoyed, nestled metres from Mills Beach and the everlasting appeal of Main Street, with its beautiful boutiques and chic cafes.

The Build Internal: 240m² External: 50m² Renovated: 2023 Zoning: General Residential Zone Exterior: James Hardie Linea Fibre Cement Cladding Roof: Tin Foundations: Concrete slab & concrete stumps Heating: Zoned ducted electric heating Cooling: Zoned ducted refrigerated cooling Stone benchtops: Engineered stone - Alba White Flooring: Engineered herringbone oak timber & wool carpet Fittings: Brodware brushed Copper PVD

The Points of Interest Mills Beach: 450m Mornington Life Saving Club: 550m Mornington Primary School: 500m Mornington Main Street: 800m Mornington Secondary College: 1.3km Mornington Golf Club: 1.5km Mornington Yacht Club: 1.6km The Numbers Council rates: \$3,100 Settlement: 30 - 120 days Selling by Private Negotiation Contact Nicholas to secure this home today