

35 Hampden Street, Mornington, Vic 3931

 **RE/MAX**

House For Sale

Thursday, 18 April 2024

35 Hampden Street, Mornington, Vic 3931

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 597 m2

Type: House



Dominic Salvato
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Cass Salvato
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\$1,400,000 - \$1,500,000

Rich in heritage charm, this landmark property presents a rare opportunity to reside amongst bespoke character-rich interiors complemented by a boutique resort-style alfresco zone in the heart of Mornington's prized sports and leisure precinct. Gracing a 597-square-metre* corner allotment, the 3-4 bedroom fully restored and renovated family home is perfectly positioned to enjoy Mornington's coveted lifestyle, just moments from Main Street, and a short walk to the beach. Set behind a picket fence with automated driveway gates and water glimpses from the front gate and Bay window, the picture-perfect façade of the former Manager's Residence of the town's lemonade factory (circa 1893) retains many of its Victorian-era hallmarks. Inside, soaring three metre-plus ceilings, a light-filled central arched hallway and original Baltic pine polished floorboards set the tone for the much-cherished home that is on the market for the first time in a generation. Recent enhancements include the installation of plantation shutters and skylights, a re-fitted bathroom and laundry, new pure-wool carpets and re-surfaced oak parquet flooring. With an adaptable layout currently comprising two spacious living areas, three good-sized bedrooms including the main bedroom with built-in robes and access door to bathroom/ensuite, a delightful study/library (or fourth bedroom), and two bathrooms (one with free-standing clawfoot bath), every room is unique and character-filled. The elegant front living room retains its original ornate timber fireplace surrounds and has a large bay window that is north-west facing and invites abundant afternoon light. Matching the original home's quality build and soaring dimensions, the rear light-filled open plan main living/dining/kitchen zone has parquet flooring, stone bench-tops, a brand new Glem gas freestanding cooker, a wood fire heater, and is lined with French doors, which open to a wrap-around undercover deck that overlooks the sanctuary-like garden. Surrounded by bluestone paving, the newly installed solar-heated salt-chlorinated mineral plunge pool is enhanced by a cute custom cabana, with lights and power. Lushly cocooned by hibiscus and ficus, an additional bluestone paved alfresco area with a water feature/pond, a lawn area, and established gardens, completes the outstanding outdoor living and entertaining amenities. Additional features include a full-size laundry/utility room, a custom-built double carport (with loft storage), ducted central heating and ceiling fans. There is the potential to further enhance with possible Bay and Arthurs Seat views from an upstairs extension (STCA) (outdated council-approved plans available for reference). Listed on Mornington's Heritage register as a Place of Significance, only the picture-perfect front façade is protected from development. Directly opposite the Football and Netball Club, this home is perfectly positioned to enjoy a host of fabulous lifestyle features and amenities, right in the heart of Mornington.*Approximate land-size.