

36 Yarrabin Drive, Mount Martha, Vic 3934



House For Sale

Friday, 14 June 2024

36 Yarrabin Drive, Mount Martha, Vic 3934

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 674 m2

Type: House



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\$1,050,000 - \$1,150,000

Visually arresting from the facade, a striking charcoal door welcomes you into this beachside family home, opening to a well-defined space that elegantly separates the living and dining areas. The light-filled living room, boasting three large, elongated windows, reflects light off the airy timber floors, creating a cozy coastal atmosphere. Dual block-out roller blinds are on hand for setting the mood during family movie nights. Flowing seamlessly from the living room is an open area that could serve as a second dining space or study nook, descending into a bedroom with built-in robes and a spacious rumpus room/retreat. This versatile space provides access to a covered decking area through sliding doors, which leads to a substantial garden shed and a fire pit in the backyard, creating a charming setting for intimate gatherings and marshmallow roasting with loved ones after a day spent at nearby Birdrock Beach, just 850m away. The modern kitchen features glossy shaker cabinetry, speckled countertops, and a 90cm Westinghouse oven and cooktop, suited for entertaining or meeting the culinary demands of a large family. The clever design incorporates a separate breakfast bar with under-bench storage for everyday essentials, emphasising convenience without clutter. Adjoining the kitchen is the dining area, leading to a hallway that connects to a spacious laundry with double linen and hanging space. Further down, you'll discover a study and a bedroom, both equipped with robes and a main bathroom that exudes freshness with a neutral colour palette. At the hallway's end, the master suite awaits, featuring an expansive walk-in robe and ensuite bathroom with front garden views. This residence provides ample storage spaces and is equipped with amenities, including keyless entry, ducted heating, a split system, and ceiling fans. A fresh aggregate driveway is tucked behind electric gates, ensuring utmost privacy and convenience. Flexibly configured to cater to changing needs, there is the possibility of altering the rumpus room or study to additional bedrooms. This home is ideal for a sizeable or growing family due to its proximity to Osborne Primary, Balcombe Grammar, public transport and Bentons Square for all the essentials.