

# 4 Balcombe Street, Mornington, Vic 3931



## Sold House

Friday, 13 October 2023

4 Balcombe Street, Mornington, Vic 3931

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 960 m2**

**Type: House**



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**\$2,880,000**

The pinnacle of perfection for sunseekers and lifestyle lovers in exclusive Beleura Hill, this one-year-old Highview Homes' Hamptons-style residence overlooking the bay weds high-end design with blue-chip positioning just 700 metres to the glassy waters of Mills Beach. Serviced by an internal lift to glide between floors, luxury unfolds across two breathtaking levels with 2.6-metre ceilings, engineered-oak flooring, pure wool carpeting, plantation shutters, Caesarstone benchtops and generously sized, family-oriented dimensions. At the apex on the upper level, expansive open-plan living and dining sweeps out through sliding glass doors to an alfresco dining balcony backdropped by Mornington Harbour and a 180-degree vista across Port Phillip Bay, while the west-facing aspect invites cocktails at sunset and enviable evenings hosting friends. The culinary kitchen is a cook's delight with stone benchtops, shaker cabinetry, a 90cm Westinghouse oven with gas cooktop and Fisher & Paykel dishdrawers in the butler's pantry in this exquisitely executed residence, which promises year-round comfort with ducted heating, refrigerated cooling and an ambience gas log fireplace in a stone-masoned surround. A second lounge on the lower level is flanked by triple stacked sliding doors opening to a sun terrace and generous lawn of this 960m<sup>2</sup> (approx) property that comes with concept plans already drafted by award-winning COS Design Landscape Architects for a deluxe outdoor entertaining area and swimming pool ready to be installed, if desired. Set beyond electronic gated entry in walking distance to Main Street's restaurants, Mornington Primary School, the secondary college and lifesaving club and a stone's throw to the golf course and yacht club, the residence includes a lavish oversized master bedroom with walk-in robe and ensuite, a full second bathroom, a guest powder room, double-glazed windows, ducted vacuuming and a 2.5-car garage with drive-through access.