

# 4 Settlers Way, Mount Martha, Vic 3934

 Real Estate

## Sold House

Friday, 16 February 2024

4 Settlers Way, Mount Martha, Vic 3934

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Adrian Calcedo  
0397876650



Jake Egan  
0491129137

**\$760,000**

Outstandingly located for convenience and community, just metres from the retail and lifestyle amenities of Bentons Square, this meticulously presented single-level three-bedroom home is positioned on a 449sqm\* block in a tranquil, family-friendly Mount Martha neighbourhood. Perfect for first-home buyers or investors, the solidly built brick veneer residence offers stylish and spacious family living, complemented by a large fully fenced and private lawned backyard, plus an alfresco dining courtyard. The central kitchen is equipped with quality stainless steel appliances including an electric oven and gas cooktop, and a walk-in pantry, while the three bedrooms all have built-in robes, the main bedroom has dual/ensuite access to the bathroom with a built-in bath and walk-in shower. The laundry has external access to the northerly-facing rear garden, and the single garage has a remote-operated door and workshop/storage space. Includes NBN internet access, quality carpets and timber laminate flooring, split system heating/cooling, plus ceiling fans. This sought-after, well-established area is close to Benton Junior College and Osborne Primary Schools and just metres to the bus stops for local secondary schools including Padua College, Balcombe Grammar and Mornington Secondary. Enjoy the close-by lifestyle amenities of the Dunns Road Reserve plus the Mornington Civic Reserve, and Fossil Beach, both within walking distance, and it's just a five-minute drive to either Mornington Main Street or Mount Eliza Village and beaches.\*Approximate land size