

40 Birdrock Avenue, Mount Martha, Vic 3934

House For Sale

Wednesday, 6 December 2023

40 Birdrock Avenue, Mount Martha, Vic 3934

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1084 m2

Type: House



Brendan Collopy
0400339644



Jarrod Quint
0409462156

\$2,950,000 - \$3,200,000

A contemporary design flooded with natural light that spans over two pavilions with leafy garden vistas at every turn. The single-level flexible design caters for families and downsizers alike, providing peace and privacy in an enviable location, a short stroll to Birdrock Beach at the end of the street. An award winning design having won Silver at the recent Melbourne Design Awards features a show stopping cedar facade which blends beautifully with the coastal surrounds, creating an exceptional lifestyle proposition in a highly-coveted location. From the outset the scenario is impressive as internal living zones wrap seamlessly around a striking olive tree feature garden with lighting. The entry creates a statement with sublime oak flooring, high ceilings and a spectacular view through the olive trees to the remarkably large rear allotment. Open plan living and dining encourages a casual collective space with large spans of glazing, while soaring 5m cathedral ceilings with sky lighting flow through the living to the outdoor alfresco area and adjoining fire pit seating where many a celebration can be savoured. A stunning stone kitchen with textured cabinetry, Smeg appliances, generous walk-in pantry with an abundance of storage options and a versatile study nook. A practical free-flowing floor plan includes four spacious bedrooms and a flexible layout designed for everyday enjoyment. The bold corner window in the master suite superbly frames the landscaped coastal gardens, while the deluxe ensuite with stone vanity and fitted walk in robe complete the retreat perfectly. Luxurious fully tiled family bathroom with stone bath, walk in shower and skylight is exceptionally spacious & well designed. Entertaining is effortless with both living spaces opening to vast decking and delightfully tranquil rear gardens that offer an oasis of greenery all year round. Additional attributes include a 6 star energy rating, ducted heating and cooling, double garage with roof storage, double glazed windows, open fire place, split system air conditioning, sizeable laundry with considerable storage, wool carpets and organic tones & textures throughout. A fabulous permanent residence or ideal city escape moments to Birdrock Beach, coastal walking tracks and Mount Martha village.