

**40 Clarkes Avenue, Mount Martha, Vic 3934**

**House For Sale**

Tuesday, 21 November 2023

40 Clarkes Avenue, Mount Martha, Vic 3934

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 652 m2**

**Type: House**



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**\$1,650,000 - \$1,750,000**

Relish stylish coastal living from this rare beachside gem 400 metres to the foreshore, boasting a single-level design looking out to a north-facing garden. Offering an enviable lifestyle in a quiet location close to Birdrock Beach, foreshore walking trails, village, parkland and a short walk to Donato Cafe and Osborne Primary School. A fully renovated home featuring contemporary touches which have been executed in harmony with the seaside setting to infuse a relaxed ambience. Expansive floor to ceiling windows in both living areas capture light to unite the outdoors. A covered terrace invites long lazy lunches as well as stunning sunsets or enjoy a refreshing swim at your local Birdrock beach a short stroll away. This highly sought-after location is ideal to enjoy as is with fabulous space to extend or install a pool (STCA). - Blue-chip location steps to clifftop trails & beaches- Two living zones- Stone benchtops in kitchen and butlers' pantry- Open fireplace, ducted heating & cooling- 6.6kW solar panels- Double garage