

# 42 Marguerita Avenue, Mount Martha, Vic 3934



## Sold House

Friday, 22 September 2023

42 Marguerita Avenue, Mount Martha, Vic 3934

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 1006 m2**

**Type: House**



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## Contact agent

Nestled within a charming avenue shaded by graceful trees, this exquisite two-story abode epitomizes the allure of resort-style living boasting four bedrooms, three living spaces, a lavish self-contained guesthouse and an invigorating inground pool. Creating the heart and soul of this modern sanctuary is the open-plan dining and living space, featuring a fireplace and a contemporary kitchen adorned with a sleek stone island, a walk-in pantry, dual ovens, a dishwasher and an induction cooktop. Seamlessly connecting with the outdoors, this area opens through sliding doors to a covered outdoor entertaining area. The fantastic backyard offers the perfect space for gatherings with family and friends. The expansive master suite, accompanied by a neighbouring study, boasts a grand entrance with double doors, a spacious walk-in robe, an opulent spa bath ensuite that occupies the entire first floor. On the lower level, three light-filled bedrooms, all with built-in robes, offer ample space for the family, serviced by a family bathroom. For visiting guests, a charming one-bedroom guesthouse awaits, complete with a cozy lounge, an ensuite bathroom and a convenient kitchenette. This indulgent space offers a luxurious retreat for overnight visitors, a private haven for teenagers or an excellent space for a home office. Additional features include gas ducted heating, evaporative cooling, ample storage throughout, secure gated entry and double carport. This exceptional residence is ideally situated in a highly sought-after location, just a two minute drive to stunning South Beach and walking distance to Mount Martha Primary School. Along with further attractions including golf courses, wineries, local shopping and dining, this stunning family home provides an outstanding lifestyle opportunity.