

**44 Stanley Crescent, Mount Martha, Vic 3934**

**House For Sale**

Thursday, 11 April 2024



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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1155 m2**

**Type: House**



Braden Jarrett  
0416310998



Kristen Cumming  
0397871200

**\$1,490,000 - \$1,639,000**

**\*\*Expressions of Interest closing 5pm 7 May unless Sold Prior\*\***Presenting an alluring blend of exclusivity and elegance, this captivating 3-bedroom 2-bathroom home offers a unique living experience in the heart of Mount Martha. Thoughtfully tailored to families or couples, a versatile single-level design with swathes of natural light shines with a large corner allotment (with separate access via Hubert Street), and a lofty elevation with views towards both Port Phillip Bay and Arthurs Seat. Anchoring the home's family dynamics with timber floors and the crackle of a wood fire heater, a neutral colour palette carries entertaining across a formal living room and informal living and dining setting, with a chef's kitchen central to it all. Defined by a lively layout destined for entertaining, the home of culinary expectations includes ample bench space, Beaumatic induction cooktop and underbench oven, dishwasher and servery window. Following the sun with a front-facing balcony and a rear private deck, alfresco dining continues with a garden-placed pizza hut complete with wood fire oven, sink and dining space. The backdrop of an established garden means kids can remain within easy view, while family and friends gather to enjoy good food. Private accommodation proportions keep the kids close with two additional bedrooms and an updated main bathroom set alongside the master suite, comprising generous walk-in robe and ensuite. Including a triple garage with additional bathroom facilities, a rumpus area, two storage rooms, cellar, potential for caravan parking with ample off-street options, evaporative cooling and a gas wall heater, this premium Mount Martha address affords versatility across the ages with its clever design and low-maintenance exterior. Settled between Mount Martha Village and Martha Cove, where a short drive takes you to Mount Martha Primary School, Balcombe Grammar, and easy freeway access.