

# 45A Old Mornington Road, Mount Eliza, Vic 3930

## House For Sale

Friday, 19 April 2024

45A Old Mornington Road, Mount Eliza, Vic 3930

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 855 m<sup>2</sup>

Type: House



Quentin McEwing  
0409389268



Kelsi Culhane  
0438411725

**\$3,950,000 - \$4,250,000**

Redefining the limits of contemporary design with its bespoke finishes and dramatic material palette, this extraordinary architectural composition sets an indisputable benchmark in luxury. Brought to life by Montique Construction, the Rod Hannah Design home welcomes an opulent living experience within Mount Eliza's prestigious Golden Mile. Crowned by 3m ceiling heights and anchored by Oak timber floors, an unfolding of impressive proportions embraces dual living zones where the warmth of a north-facing light illuminates the rear family domain. A wall of glazing opens to allow entertaining to reconvene across a covered alfresco deck, spilling to an in-ground fully-tiled MagnaPool where solar-heating and in-floor cleaning afford set-and-forget luxury. Beckoning an extraordinary culinary experience with a Falcon 100cm freestanding cooker, integrated Fisher & Paykel fridge/freezer and an expansive island and butler's pantry, the kitchen holds attention with lavish stone and custom joinery. - Occupying a private Golden Mile address, steps from Mount Eliza Village and Toorak College- Rod Hannah Design delivered by prestigious local construction company, Montique Constructions- Everyday living and dining domain with Stuv16 fireplace and Oak flooring- Kitchen with extensive appliances, butler's pantry, and expansive island bench- Luxury Superwhite Dolomite and Tundra Grey Limestone throughout - Secondary lounge, perfect for more intimate entertaining- Master bedroom with lavish ensuite and walk-in closet- Rear accommodation wing with built-in study nook, two secondary bedrooms, main bathroom and guest bedroom with ensuite, built-in desk and deck access- In-ground MagnaPool with ozonator upgrade and Eco Outdoor technifirma paving and coping - Fully-landscaped gardens with fully-irrigated lawns and garden including nature strip - Alarm system linked back to garage door/gates/pedestrian gate with smartphone access- 2 x Rinnai HWS (one for each wing)- Double garage with internal mudroom/laundry access, guest powder room - 3m ceiling heights throughout, intercom system with smartphone access- Ducted heating and cooling with linear slots throughout- Timber fixed, casement and French doors/windows throughout, by Elite Timber Windows