

# 5 Mohilla Street, Mount Eliza, Vic 3930

COASTAL  
AGENTS

## House For Sale

Wednesday, 22 November 2023

5 Mohilla Street, Mount Eliza, Vic 3930

Bedrooms: 4

Bathrooms: 3

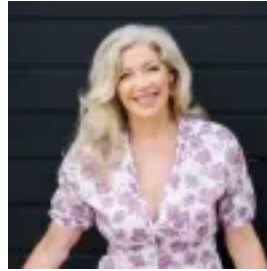
Parkings: 2

Area: 970 m2

Type: House



Meg Emond  
0397877171



Liz Todd  
0397877171

**\$2,100,000 - \$2,300,000**

Beachside Living with Elevated Bay Views...Celebrating its prestigious beachside position with direct views of Port Phillip Bay and Moondah Mansion, this sizeable family home embraces its coveted address with a clever configuration and a long list of lifestyle amenities. Perfect for families, true entertainers or the savvy investor, three light-filled levels provide a practical family footprint with elevated north-west facing balcony, salt-chlorinated swimming pool with solar heating, a spa and private gardens with children's playground. Polished Tasmanian Oak floorboards and a crisp neutral palette together with ample glazing maximise natural light across each level, bringing a breezy coastal ambience to both entertaining and accommodation dimensions. A cohesive layout places practicality at the core of design, with each level providing functional appeal for easy permanent living or short-stay accommodation. Introduced with heightened ceilings and direct pool views, the home opens to a ground-floor lounge, laundry with extensive storage and a fourth bedroom sharing in access to a main bathroom. Journeying upstairs, an accommodation zone unveils three private bedrooms inclusive of a grand master suite where an open ensuite with tub and walk-in robe supplements a family bathroom and generous study area. With views championed across the top tier, spacious living and dining areas are crowned by the evening twinkle of city lights while a wall of windows opens to extend entertaining across an elevated balcony. Served by an entertainer's kitchen with a premium Falcon oven with induction cooktop and a true butler's pantry, this show-stopping home extends comfort with a gas log fireplace, gas ducted heating, evaporative cooling, and double glazed windows. Privately set within 899sqm (approx.) of maintained gardens with children's cubby house, this premium corner allotment with double garage sits within the Kunyung Primary School zone, with walking distance to Moondah Beach, and Mount Eliza Village.