

**631 Esplanade, Mornington, Vic 3931**

**lynch lynch**

**House For Sale**

Wednesday, 10 April 2024

**631 Esplanade, Mornington, Vic 3931**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 5**

**Area: 719 m2**

**Type: House**



Nicholas Lynch  
0411121356



Brodie Lynch  
0498985948

### **\$2.3 - \$2.53 million**

Poised immediately across from Port Phillip Bay between Mornington and Mount Martha villages, this reinvigorated family entertainer presents an uncompromised lifestyle in one of Victoria's most desired beachside locales. The joys of a lavish getaway become a part of everyday life, relishing family foreshore walks, poolside enjoyment, and BBQs on the dedicated entertaining deck amidst manicured lawns and gardens. Rich hardwood floors, quality carpets and tall ceilings flow through the entirety of the reverse-style residence, with social family interaction centred in the upstairs living, dining and kitchen domain, featuring effortless indoor-outdoor interaction with its opposing balconies. A Bosch dishwasher and an Ariston 900mm gas cooker cater for friends and family with relative ease, complemented by 40mm stone waterfall benchtops and abundant storage. Leisure persists beyond its four walls, spreading out to a feature inground pool and spa terrace headlining proceedings in the vast rear yard. Enjoy woodfired pizzas from the dedicated oven and kitchenette on the covered deck, with private afternoons guaranteed by the established hedging and greenery. The main bedroom is a feat of relaxed luxury with its twin-vanity rainfall shower ensuite and fitted dressing room. Up to three additional bedrooms and a downstairs fireside family room accentuate the home's commitment to growing with its family. Beautifully landscaped front and rear, it features remote entry gates to its return asphalt driveway, four-car garaging, three stylish bathrooms, a laundry with a drying cupboard, ducted heating and cooling. Exemplifying the ultimate beachside family home at every turn, it sits a stroll from Fosters and Birdrock beaches and opposite Nunns Walk, a short drive from Main Street and Mount Martha Village, and within easy reach of championship golf courses, award-winning wineries and unforgettable Peninsula day trips. The Points of Interest: Nunns Walk: 50m, Dava Drive Shops: 350m, The Dava Hotel: 450m, Marina Cove Beach: 700m, Birdrock Beach: 1km, Bentons Square: 1.8km, Mornington Main Street: 2.9km, Mount Martha Village: 3.3km. The Numbers: Council rates: \$3,500 approx. Settlement: 30 - 180 days. Deposit: 10%. Contact Nicholas to secure this home today.