

# 86 Dunns Road, Mount Martha, Vic 3934

## Acreage For Sale

Monday, 8 January 2024



86 Dunns Road, Mount Martha, Vic 3934

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 1 m2**

**Type: Acreage**



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**\$3,000,000-\$3,300,000**

A visionary expression of contemporary family luxury and leisure, this spectacular five-bedroom residence's expansive dimensions effortlessly merge sophisticated style with functionality in one of Mount Martha's most tightly-held enclaves. Owning a tranquil 2.49 acres (approx) with excellent amenities for horses and small livestock, a poolside oasis and fantastic entertaining spaces - this extraordinary property is simply unmatched. A wonderfully secluded street presence is matched inside by multiple living/dining zones, where oak floors and sumptuous curves flow from the formal living room with a Nectre wood heater to the open-plan family domain where indoor-outdoor living takes centre stage. Soaring 6m-high ceilings emphasise the northern light and scale of the space, warmed by a wood-fired heater and accompanied by a designer Polytec kitchen with Smeg/Blanco appliances and sublime Carrara marble benchtops. Sliding stacked doors allow an effortless flow to the decked alfresco zone, perfect for lounging with guests as the kids play in the fully fenced yard or the adjoining solar-heated pool. Upstairs, the show-stopping main bedroom has soaring raked ceilings, two walk-in robes, and a designer ensuite that opens to its own private balcony, headlining four additional robed bedrooms over two levels and two beautifully designed bathrooms. Enjoying a coveted location steps from Osborne Primary School, The Briars National Park and moments from Bentons Square shopping and the beach, it is further enhanced by ducted gas heating, split system air-conditioning, Velux skylights, full laundry with a scullery, a separate mud room with access through the four-car remote garage, excellent storage and plenty of off-street parking. There's also dual street access - perfect for trucks and horse trailers with direct access to the paddocks and holding yard, a 60m x 20m menage/arena, two loose boxes, stable with brick floors and adjoining wash yard and irrigated vegetable gardens. Property specifications- 2.49 acres\*- Entirely transformed with an eye for quality- 100% wool carpets- Engineered timber flooring- Three separate living zones over two levels- 900mm Smeg stove and integrated Blanco dishwasher- Carrara marble benchtops with curve detail- Velux skylights throughout- Two wood-fire heaters- Mudroom with built-in seating and storage- Solar heated, 80,000L\* pool- Three paddocks plus a holding yard- New brush fencing (facing street)- Raised vegetable garden with garden irrigation- Main bedroom with high raked ceilings and exposed beams- Soft sheer blinds throughout- Ceiling fans- Three designer bathrooms over two levels- Round bathtub in the upper-floor bathroom- Dual driveway access (two crossovers)\*Specifications are indicative only