

# 9 James Court, Mount Martha, Vic 3934

## House For Sale

Thursday, 30 May 2024

9 James Court, Mount Martha, Vic 3934

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 1749 m2

Type: House



Dean Phillips  
0402833865



Alexandra Otte  
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**\$2,350,000 - \$2,550,000**

Architect designed with a spectacular multi-level layout overlooking Port Phillip Bay, this expansive coastal hideaway offers a dream lifestyle just a short stroll away from the village, tennis club and South Beach. Masterfully crafted around a Mediterranean inspired interior courtyard, the residence combines grand proportions with a resort style layout, spilling out to multiple alfresco areas and poolside decks. Three luxurious living areas across three levels provide an array of stunning entertaining spaces, while the gourmet kitchen impresses with a vast stone topped island and a suite of high end appliances. Banks of sliding glass doors open to tiered north facing poolside decks, encircled by manicured gardens and tall cypress hedges. A semi enclosed outdoor entertaining area with a built-in barbecue on the southern side offers a sublime sheltered space for all season outdoor dining. Crowning this spectacular home, the oversized master suite features a Hollywood style dressing room and spa ensuite, with expansive bay views stretching across the ever-changing bay to the Melbourne city skyline, creating a breathtaking backdrop for this slice of paradise.- Salt chlorinated solar heated pool & selection of alfresco spaces- Luxe lounge, expansive family room & library/studio with terrace- Formal & informal dining areas encircling the gourmet kitchen- Ilve oven & gas cooktop, Asko integrated dishwasher- Deluxe master suite with dressing room & spa ensuite- Ensuted guest room, full main bathroom with bidet & powder room- Tinted & double glazed windows; hardwood timber flooring- Zoned ducted heating & refrigerated cooling, plus gas log fireplace- Ducted vacuuming, intercom & monitored alarm system- Zen-like drought tolerant gardens with palm trees & tropical agaves- Electronic gated entry & triple remote garage with internal access- Elite enclave at the end of court siding James Court Reserve- Close to Mt Martha Primary School & Balcombe Grammar