

# 9 Old Mornington Road, Mount Eliza, Vic 3930

## House For Sale

Tuesday, 9 April 2024



9 Old Mornington Road, Mount Eliza, Vic 3930

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 557 m2**

**Type: House**



Stewart Lardner  
0419539072



Mark Purves  
0419335755

## Private Sale | \$2,350,000

Literally footsteps to cafes, restaurants and boutiques on the village doorstep, this spectacularly situated and luxuriously appointed hideaway showcases the most enviable beachside lifestyle. Pairing grand and sophisticated spaces with the ultimate in daily convenience, privileged are those who secure this exquisite dual-living-zone home in the beating heart of glamorous Mount Eliza village. Enjoying complete privacy behind an electronic gate, the four-bedroom residence sits amid an oasis of tranquillity and leafy easy-care gardens just 1.3km from Canadian Bay Beach. Upon entry, lofty ceilings with chandeliers and hardwood timber flooring create an instantly elegant ambience that travels throughout every inch of the home. Beneath a soaring ceiling with clerestory windows harnessing superb natural light, the capacious primary living and dining zones provide abundant space for comfortable daily living and well-endowed hosting. With a picture window framing a bamboo garden outside, the culinary kitchen forms an impressive centrepiece to the home with stone benchtops, premium appliances and a sizeable walk-in pantry, while a handy free-flowing layout into the laundry and powder room show a design that is truly functional and well considered. Dual sets of sliding glass doors open directly to an inviting two-tiered alfresco deck, which sits under a soaring pergola with remote-controlled blind in the outdoor dining zone and an electronic vergola in the alfresco lounging area, creating an oasis for all-season outdoor living and entertaining. The plush master suite is an oasis unto itself with plantation shutters, dressing room and modern ensuite with walk-in shower in this alluring home, which cradles the three junior/guest bedrooms in the rear with a family bathroom and a sumptuous second lounge room. Close to elite schools, essential services, public transport and golden beaches, this breathtaking village-side home includes ducted heating, ducted vacuuming, split-system air conditioning, generous storage throughout, raised veggie beds and a double remote garage with internal access. Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to the appropriate legal documentation to complete your due diligence.