

93 Dominion Road, Mount Martha, Vic 3934

House For Sale

Friday, 29 March 2024



93 Dominion Road, Mount Martha, Vic 3934

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 1786 m2

Type: House



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\$3,400,000-\$3,600,000

A showcase of refined contemporary luxury, elegance and poolside indulgence in a prized location just minutes from South Beach and Mount Martha Village, this magnificent five-bedroom plus study residence sets a new benchmark in style, relaxation and family functionality. Set within a stunning landscaped garden and poolside setting with dual-living capabilities, it delivers an exceptional lifestyle for those seeking additional income, room for the in-laws, or serenity seekers wishing to escape to a low-maintenance life by the coast. Set back from the street and relishing a private aspect with towering gums creating a beautiful privacy barrier, the contemporary exterior reveals an elegant and well-zoned design, with glossy tiled floors, high ceilings and flowing living spaces all designed to maximise natural light. Expansive living spaces unfold toward the centre of the home, offering a quiet spot to watch a movie or for the kids to play in the formal lounge, continuing into a full-width family domain, including a sleek, superbly-appointed stone kitchen with premium Smeg appliances and a butler's pantry. A central alfresco zone with overhead heating is the perfect spot to dine outdoors, with artificial lawns and a solar-heated pool and spa sitting front and centre for year-round enjoyment. A third living area upstairs provides plenty of space for homework and fun, adjoining three robed bedrooms, including the palatial main suite with a full-width balcony, dual-vanity ensuite with heated towel rail and walk-in robe. A separate wing to the rear provides excellent flexibility for the in-laws or as an Airbnb retreat, with independent access via a private car space, a living room, bathroom/laundry and two robed bedrooms. It also boasts an open-plan entertaining domain headlined by a stone kitchen equipped with Smeg appliances, opening through sliding doors to a private, landscaped garden. Complete with a study/6th bedroom, zoned ducted heating and cooling, ducted vacuum, double glazing, laundry, alarm system, intercom, and a double remote garage with plenty of additional off-street parking, it's a true testament to large-scale, easy living. Property specifications- 1,800sqm* land size- Oversized double garage with internal access- Additional off-street parking for boats/trailers- Independent access to a 2-bedroom, self-contained guest wing- Private parking for the guest house/wing- Powder room- Laundry with ample storage- Smeg cooking appliances in both kitchens- Covered alfresco zone with heating- Intercom and alarm system- Double glazing throughout- Ducted heating/cooling- Ducted vacuuming- Walking distance to Mt Martha Village, The Estuary and boardwalk- Walk to South Beach and public transport- Minutes from Peninsula Link and esteemed schools*Specifications are indicative only