

6 Hull Road, Mount Martha, VIC, 3934

House For Sale

Saturday, 17 August 2024



6 Hull Road, Mount Martha, VIC, 3934

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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Sustainable Design and Panoramic Bay Views

A bold and beautiful vision of an effortless coastal lifestyle, this 1 year old fully electric residence has a 7.1 energy-rating forming a new category of high-end hillside living with an impressive catalogue of sustainable finishes, outstanding craftsmanship and panoramic views over Port Phillip Bay and Melbourne's skyline.

Beautifully balanced with contrasting textures amid a breathtaking creekside environment, it's a genuine sanctuary where every modern luxury has been considered and curated for the best new-age family living. The eye-catching red brick exterior is echoed within the open-plan living area with an electric fireplace, where extensive glass frames the idyllic water outlooks and complete privacy of the orientation, adding to the overall tranquillity.

Soaring 3.3m ceilings set the tone for the living and dining spaces, where the gourmet kitchen and butler's pantry feature timber and stainless steel benchtops, complemented by premium European appliances. The sunlit entertainer's deck effortlessly blends indoor and outdoor living, creating an ideal setting for alfresco dining, embracing a natural indoor-outdoor flow. Four robed bedrooms plus designated office space are split across two levels, alongside a stylish family bathroom and powder room, including a relaxing main bedroom retreat with a lavish ensuite, WIR and a private balcony. City views take relaxation to new heights, whilst a guest suite downstairs offers the convenience of independent access - perfect for those seeking in-law accommodation or Airbnb opportunities.

With landscaped native gardens leading to a brand new pickleball court, a 10,000L water tank with grey water connection, an oversized double garage, ActronAir zoned reverse-cycle heating/cooling, 10kW solar, Blackbutt engineered timber floors, and uPVC double glazed windows, the attention to detail and lifestyle requirements are second to none. Enviably positioned, this is the ultimate Peninsula retreat, just minutes from Mount Martha Primary School, South Beach and Mount Martha Village and moments from the region's most celebrated wineries, breweries, and epicurean experiences.

Property Specifications:

- ☑ 7.1 energy-rated, as-new contemporary residence
- ☑ Peerless sustainable finishes and craftsmanship
- ☑ Panoramic views of Port Phillip Bay & Melbourne
- ☑ Electric ambient fireplace in living area
- ☑ Timber and stainless steel kitchen benchtops
- ☑ Premium European kitchen appliances
- ☑ Sunlit entertainer's deck with pergola overhead
- ☑ Four robed bedrooms, including two with ensuites
- ☑ Luxurious main bedroom with WIR lavish ensuite
- ☑ Landscaped native gardens with a pickleball court
- ☑ 10kW solar and uPVC double-glazed windows
- ☑ ActronAir zoned heating
- ☑ Oversized double garage
- ☑ 2 x 3 phase 32A car charger insulators ready for EV battery installation

* Measurements are indicative only