

**64 Park Rd, Mount Martha, VIC, 3934**

**House For Sale**

Saturday, 17 August 2024



**64 Park Rd, Mount Martha, VIC, 3934**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## PORT PHILLIP PANORAMA

Proudly situated near the summit of Mt Martha, this immaculate property offers an exceptional coastal lifestyle. Proving an incredible platform to watch the continual splendour of marine action on Port Phillip Bay, you can gaze at passing container ships, sail boats, The Spirit of Tasmania and luxury cruisers by day and the breathtaking sparkle of lights along the coastlines across to the Melbourne CBD by night.

A thoughtfully designed floor plan responds perfectly to opportunities of this prime block by providing large room proportions and a bay views from almost all rooms and decks. The lower level provides comfortable accommodation, a wine cellar and a beautiful home theatre/second lounge with soaring ceilings leading out to a gym and alfresco area. The fully landscaped backyard is ultra private with fabulous corner block utility that provides opportunity for further vehicle, boat or caravan storage.

The upper level is perfectly orientated to take full advantage of the remarkable views towards The Bay and Mt Martha Park. With a luxurious master suite, a further nursery or home office and large main living/dining and kitchen domain, the whole space leads out to a peaceful and private decking. An incredible lifestyle awaits you here- be quick to come and inspect this stunning property.

### Property Specifications

- 917sqm\* block
- 348sqm\* of living
- Built 2017 by Esperance homes
- Gas ducted heating and reverse cycle cooling throughout
- Home theatre room with 5.1 surround sound
- Home gym/conservatory
- Double remote garage plus off street parking for 6+ vehicles
- Fully landscaped gardens with fire pit area
- Extensive decking
- World class bay views

\*specifications are indicative only