

**748 Esplanade, Mornington, Vic 3931**

**lynch lynch**

**House For Sale**

Saturday, 29 June 2024

748 Esplanade, Mornington, Vic 3931

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 751 m2**

**Type: House**



Nicholas Lynch  
0411121356



Brodie Lynch  
0498985948

**\$2.8 - \$3.08 million**

Breathtaking with its panoramic vistas over Port Phillip Bay, this prized 751 sqm. opportunity sits ready for you to capitalise on with a luxury state-of-the-art rebuild in a front-row Golden Triangle position (STCA). Currently, a classic family estate perched majestically above the golden sands of Fisherman's Beach showcases the grandeur of an era past with a definitive Arts & Crafts vogue. Its adaptable and classic interior, with multiple rooms, allows for innate flexibility and potential, ready for your personal touch. The second storey takes full advantage of the sweeping bay outlook stretching to Arthurs Seat. Call the building designer and begin planning for an entirely new existence that mirrors its coveted Fisherman's Beach setting (STCA) exclusivity. The Build Internal - 198 sqm. External - 35 sqm. Build - 1930 Extension - 1995 Zoning - General Residential Roof - Colorbond Exterior - Concrete; Weatherboard Foundation - Concrete Heating - Gas ducted; Split system units; Gas heater Cooling - Split system units Hot plates - Gas The Points of Interest Fisherman's Beach - 100m Mornington Bowling Club - 400m Royal Hotel - 450m Mornington Memorial Park - 450m Main Street - 800m Mornington Yacht Club - 1.1km The Numbers Settlement - 30-180 days Deposit - 10% Contact Nicholas to secure this home today.