

28A Naples Street, Mornington, VIC, 3931

Townhouse For Sale

Tuesday, 1 October 2024



28A Naples Street, Mornington, VIC, 3931

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: Townhouse



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REFINED COASTAL LIVING

Welcome to a stunning near-new Hamptons-inspired townhouse that exudes coastal charm and elegance. This light and bright 3-bedroom, 3-bathroom home is thoughtfully designed to embrace the relaxed coastal lifestyle Mornington is renowned for. With its bright interiors, high ceilings, and large windows, natural light floods every corner, creating a warm and inviting atmosphere. The carefully curated Hamptons aesthetic, from the European oak engineered floorboards to the crisp white weatherboard façade, provides the perfect backdrop for relaxed beachside living.

Located just moments from the pristine sands of Fisherman's Beach and the vibrant café culture of Main Street, this townhouse offers an enviable lifestyle at the gateway to the Mornington Peninsula. Whether it's a morning swim, a stroll to the local shops, or enjoying the nearby vineyards and coastal attractions, the convenience and appeal of this location are unmatched. The open-plan living areas flow seamlessly to an outdoor entertaining space, ideal for alfresco dining and enjoying the fresh coastal breezes.

Beyond its coastal charm, the home offers a level of modern luxury that is hard to match. Premium European appliances, including a Bosch 900mm induction cooktop and Asko dishwasher, make the kitchen a chef's dream, while features like Daiken reverse cycle ducted air conditioning and a Real Flame gas heater provide year-round comfort. With its unbeatable combination of style, comfort, and location, 28a Naples Street presents a truly compelling lifestyle offering in the heart of Mornington.

Property Specifications

- 341.5sqm* block
- 259.5sqm* of living
- 6.2 Stars Nationwide Energy Rating Scheme Accredited
- All windows and doors are double glazed
- Velux double glazed Skylight
- Windows have locks and fly-screens
- Built on 33 x 2metre deep concrete piers, supporting concrete beams built into the floor slab
- Kordon Termite Barrier installed around the perimeter of the House
- Party wall between the Townhouses built from fire-rated central shaftliner, 2 layers of sound insulation and 2 layers Soundstop acoustic rated plasterboard
- External walls made from rendered 50mm thick autoclaved aerated concrete panels, which have superior fire-rating and insulation properties
- Hardies Scyon Linea weatherboards
- Monier Horizon concrete roof tiles
- Open plan hostess kitchen
- Bosch 900mm 5-Zone Induction Cooktop
- Bosch Double Oven
- Asko Integrated Dishwasher
- Fisher & Paykel Activesmart Integrated Fridge and Freezer
- Schweigen Rangehood
- 42litre 1200W NeoChef Smart Inverter Microwave Oven
- Connected to the NBN with Fibre upgrade to the NBN box
- TV outlets are hard wired with Cat 6 data cable to the modem and connected to a digital antenna on the roof
- Computer outlets are hard wired with Cat 6 data cable to the modem
- LED lighting throughout
- Motion detector Security System throughout
- Quality Bathroom Fittings, including Villaroy & Boch Basins, Caroma Toilets, Methven Showers and Uptown Sinks
- 1200mm high Heated Towel Rails in the En-suite and Bathroom
- Corinthian Moda internal panelled doors
- Manital door handles made in Italy

- Daiken Reverse Cycle Ducted Air Conditioning System, with separate zoning for each floor
 - Real Flame Element 1800 Gas Heater
 - Rinnai Instantaneous Gas Hot Water Heater
 - European Oak Engineered Floorboards
 - 750m* to Fishermans Beach
 - 800m* to Main Street
 - Full specifications list available on request
- *measurements are indicative only