

# 11 Frontage Way, Mornington, VIC, 3931

## House For Sale

Tuesday, 26 November 2024

11 Frontage Way, Mornington, VIC, 3931

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Dean Phillips  
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## LOQUAT

Secluded within a coveted enclave mere steps from Mills Beach, this magnificent architectural residence presents an extraordinary living experience, perfectly positioned to capture breathtaking vistas of Port Phillip Bay. Designed by the renowned Adrian Kucyk, this three-bedroom plus study retreat harmoniously blends contemporary sophistication with the enchanting beauty of its natural surroundings.

Immediately commanding with its grand scale, clean lines, and lofty ceilings, it weaves a tapestry of space through expansive glass boundaries that blur the lines between inside and out. Flooded with north-facing light across the first floor, the home's thoughtful orientation puts the bay in the spotlight, enhancing the allure of the fire-side living and dining areas, the balcony, and a chef's kitchen. Designed for culinary excellence, the kitchen boasts a butler's pantry with dishwasher, a stunning stone island bench with a breakfast bar, and a freestanding Smeg cooker, creating an ideal space for both gourmet cooking and memorable gatherings.

At the heart of leisure, a secondary living zone featuring a kitchenette effortlessly transitions to a ground-floor alfresco area, where the gaze is drawn to an inviting in-ground magnesium swimming pool and spa, creating a serene oasis for relaxation and enjoyment. An immaculate garden frames a rear fire pit area and play space for children, while a double garage beyond a secure frontage keeps space for cars.

- Privileged enclave position mere steps from Mills Beach
- Spectacular Port Phillip Bay aspects extend from every north-facing angle
- Designed by the renowned Adrian Kucyk
- Private in-ground magnesium pool and spa with heating
- Generous living and dining zones with gas fireplace
- North-facing balcony with seamless indoor-outdoor unity
- Kitchen with butler's pantry, sunny breakfast balcony and island bench
- Secondary living zone with kitchenette and alfresco access
- Master bedroom with spacious ensuite and fully-fitted ensuite
- Two additional bedrooms each with their own ensuites
- Study with custom cabinetry, ample storage throughout
- Timber flooring, refrigerated cooling, double garage
- Established landscaped gardens with fire pit and automated gates
- Walking distance from Main Street, Mornington Pier and Park
- Large wine cellar/ lobby room
- Spacious workshop/ storage room
- Internal ducted vacuum system
- Established fruit trees including fig, lime, lemon & loquat
- EV charging station