

**626 Esplanade, Mornington, Vic 3931**

**lynch lynch**

**House For Sale**

Saturday, 4 May 2024

626 Esplanade, Mornington, Vic 3931

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 361 m2**

**Type: House**



Nicholas Lynch  
0411121356



Brodie Lynch  
0498985948

## \$2.7 - \$2.97 million

Encompassing exquisite vistas over Port Phillip Bay from The Heads to the city skyline, this impressive beachside entertainer presents an uncompromised family lifestyle in one of Victoria's most desired beachside locales. Polished hardwood floors, elevated ceiling heights and a minimalistic style with a high-quality focus flow through the entirety of its dual-lounge design, where social family interaction is centred around the open-concept upstairs domain. Full-width balcony entertaining invites 180-degree views by a fireside lounge and dining space, served effortlessly by the Miele-appointed kitchen and its sleek stone counters. Grandly scaled for 5-star indulgence, the main suite redefines relaxation with exceptional space, a fitted dressing room, and a designer ensuite, with three additional bedrooms and large bathroom on the lower floor echoing a similar quality around a second lounge with kitchenette. Other luxury features include a lift and automatic gates.

The Build  
Internal - 278 Sqm. External - 37 Sqm  
Build - 2015  
Zoning - General Residential  
Roof - Colorbond  
Exterior - Brick veneer  
Foundation - Concrete slab  
Heating - Gas fireplace; zoned ducted gas  
Cooling - Zoned ducted refrigerated  
Hot plates - Gas  
Stone benchtops - Engineered quartz  
Flooring - Tasmanian oak hardwood; wool carpet  
Water tank capacity - 10,000L

The Points of Interest  
Nunns Walk - 50m  
Dava Drive shops - 450m  
Marina Cove Beach - 800m  
Birdrock Beach - 900m  
Bentons Square - 1.8km  
Mornington Main Street - 3km  
Mount Martha Village - 3.2km

The Numbers  
Council rates - \$TBC per annum  
Settlement - 60 - 180 days  
Deposit - 10%

Contact Nicholas to secure this home today.