



**SOLD**

## CONTEMPORARY COASTAL ELEGANCE WITH BAY VIEWS

Welcome to your dream home in the idyllic coastal suburb of Mornington. This stunning high-set four-bedroom townhouse is the epitome of luxury and comfort, offering the perfect balance of seaside living and modern convenience. As you step inside, you will be greeted by a sense of warmth and sophistication, with every inch of this property carefully crafted and designed to create a truly special home with ample space, bayside balcony views, and natural light.

Open the door to an entry with light-filled ambiance complimented with oak timber flooring extending to the rear of the home. A generous master bedroom sits privately with the benefits of a walk-through robe and an ensuite with dual stone vanity. Crafted by Stelson Homes in 2020, with impeccable attention to detail and stylish muted tones, this home has been thoughtfully planned to facilitate effortless family life. It features an expansive open-plan kitchen and dining area, illuminated by skylights overhead. Smeg appliances including a Bosch 900mm induction cooktop, dishwasher, walk-in butler's pantry, large island bench and soft-closing cabinetry complement the sleek design, while easy alfresco access creates a seamless indoor/outdoor flow perfect for entertaining with a fully fenced, low maintenance rear garden.

Ascending via an open timber staircase adorned with a glass balustrade, you'll reach the first floor with three queen-sized bedrooms, each equipped with built-in robes, along with a sunny living area that extends to the balcony, offering beautiful bay vistas. Enhancing the contemporary design and comfort, a lavish main bathroom featuring a free-standing bath, coupled with powder rooms on both levels, contribute to the home's practicality and luxury.

This home has a 6+ star energy rating featuring double glazed semi-commercial windows, ducted heating and cooling, and a cosy gas-log-fire in the open-plan lounge. Additional items include internal automatic roller blinds, ducted vacuuming, CCTV and alarm security, high ceilings, plush wool carpet, plantation shutters, full laundry with external access and a double remote garage with an internal entry door and a rear access door. The rear-side garden has an added eco-friendly feature of a 3,000-litre capacity water tank, reducing your environmental footprint and water costs.

Perfectly positioned and just moments away from Dava Drive shops, cafes and nearby local

**4 BED | 2 BATH | 2 CAR**

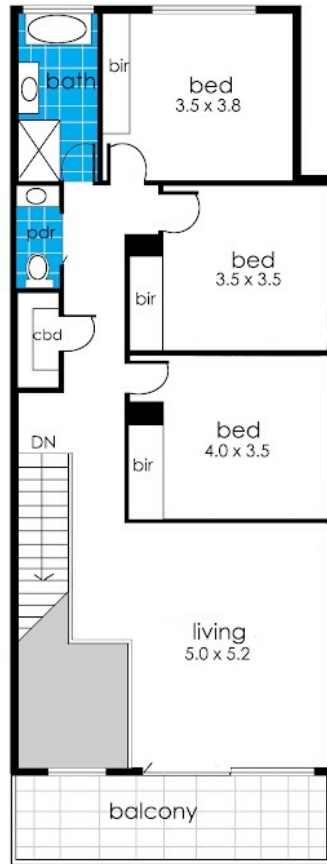
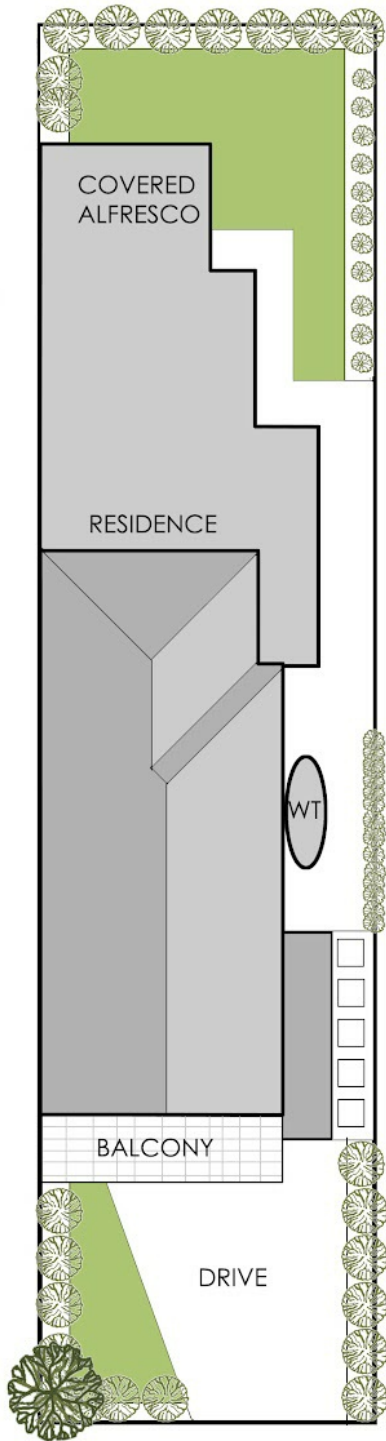
**PRICE:**  
**\$1,830,000**

**OPEN FOR INSPECTION:**  
**N/A**



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# 5A Portrush Grove, Mornington



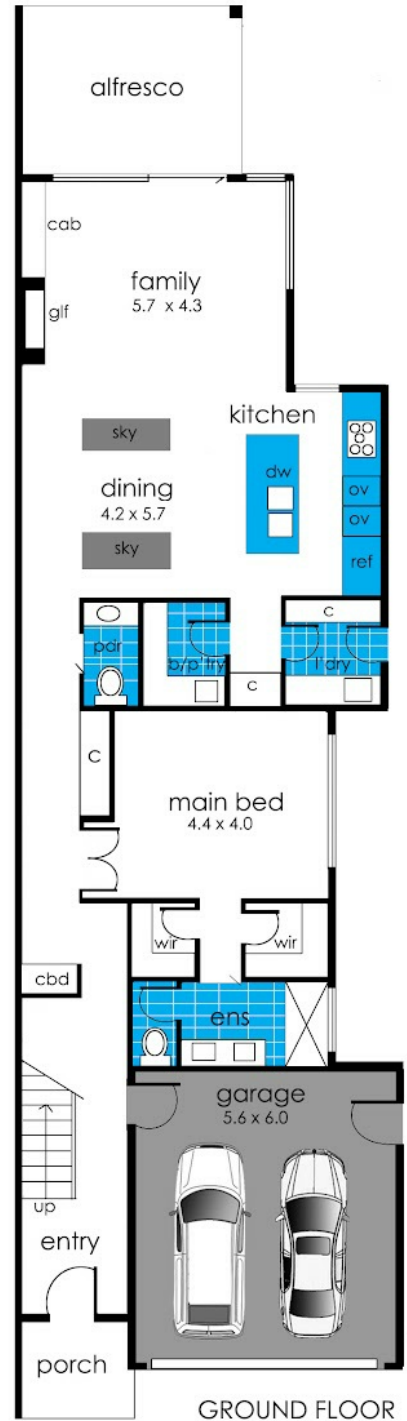
FIRST FLOOR

Internal living area  
approx: 25 squares

Garage area  
approx: 4 squares

Porch, alfresco  
and balcony area  
approx: 3 squares

Total area  
approx: 32 squares



GROUND FLOOR

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Floorplan is a "guide only" for marketing purposes, and not a working drawing. Dimensions are indicative only