



**SOLD**

**COMFORT, CONVENIENCE AND LIFESTYLE -  
CLOSING DATE SALE - MON 16TH MARCH AT  
5PM**

Positioned in one of Mornington's most family-friendly pockets, 29 Marquis Avenue, Mornington presents a spacious and well-located home with a standout advantage for families with primary school-age children. Set right next to Benton Junior College, this is a home where mornings are calmer, routines are simpler, and children can grow with the comfort of knowing school is just steps away. No rushed car trips, no traffic stress — just the ease of walking out the front door and into the school day. For families with primary school-age children, this proximity is not just convenient, it's life-changing.

Positioned on a generous 761m<sup>2</sup> (approx.) allotment, the home itself offers the space families crave as they grow. With five bedrooms, everyone has room to retreat, rest, study or simply have space of their own. The master bedroom includes a walk-in robe and ensuite, providing a private zone for parents at the end of the day, while the remaining bedrooms — all with built-in robes — are well suited to children of all ages, guests, or flexible work-from-home arrangements.

At the heart of the home, the main living area is where daily life unfolds. It's a place for shared meals, homework conversations, weekend downtime and family celebrations. Ducted heating ensures comfort throughout the seasons, creating a warm and welcoming environment year-round.

Step outside and the appeal continues. The expansive backyard offers room for children to play freely, kick a ball, or simply enjoy the outdoors, while adults can relax knowing there is space to entertain, unwind, or personalise over time (STCA). This is a backyard that invites memories — birthday parties, summer evenings and relaxed weekends at home.

Beyond the property, the lifestyle on offer is unmistakably Mornington. Parks, shops and local amenities are close by, while the vibrant Mornington town centre, beaches and café culture are just minutes away. It's a location that balances coastal charm with everyday practicality — perfect for families wanting both lifestyle and stability.

What truly sets 29 Marquis Avenue apart is how seamlessly it supports family living. The combination of generous accommodation, a substantial block, and immediate access to Benton Junior College creates an opportunity that is increasingly rare.

This is more than just a house. It's a home where children can grow confidently, parents can breathe easier, and family life can unfold naturally — all in one of Mornington's most trusted and family-focused locations.

**5 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$1,380,000**

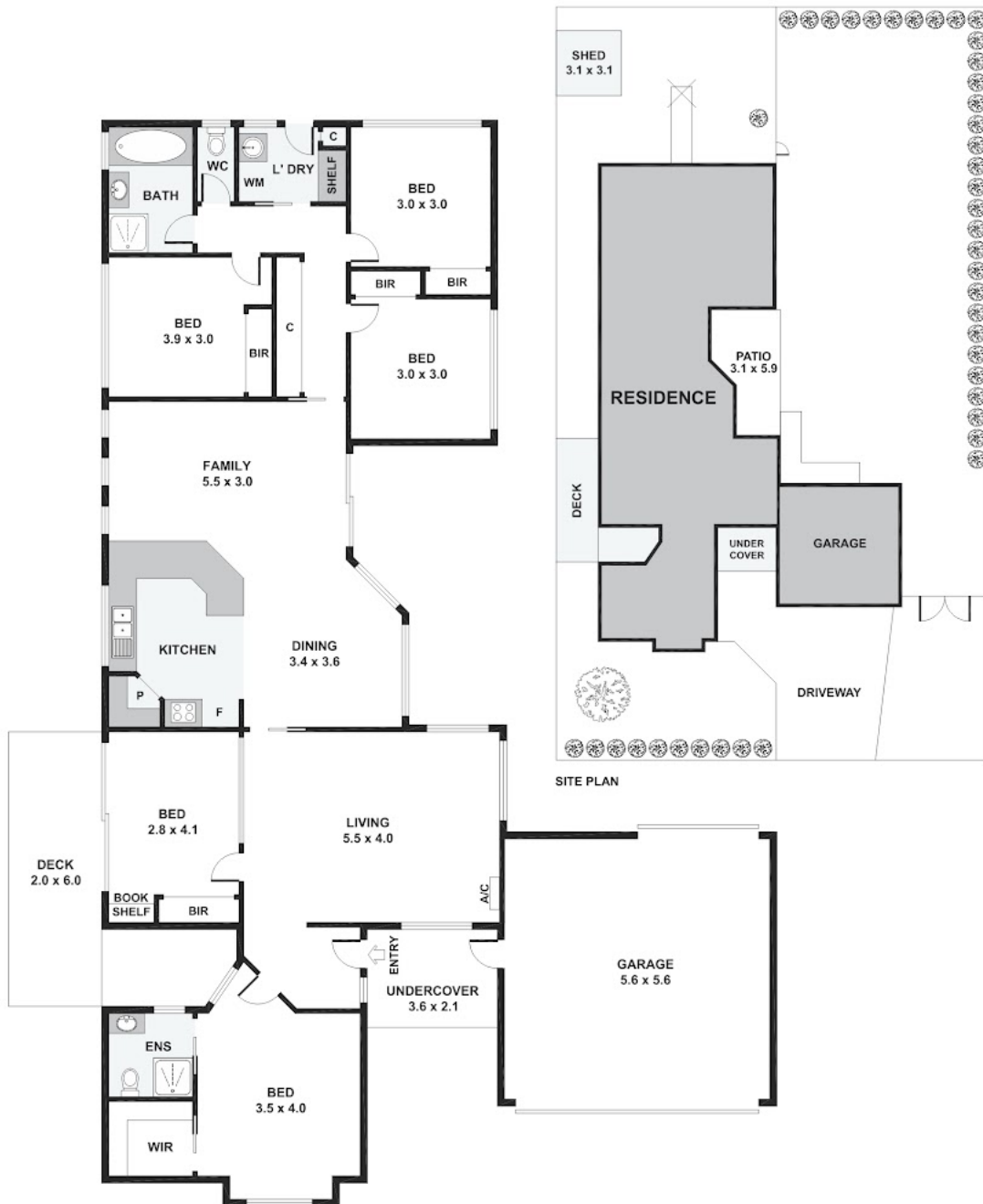
**OPEN FOR INSPECTION:**  
**N/A**



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# 29 Marquis Avenue, Mornington



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.