



FOR SALE

MODERN, MINT & MINUTES TO TOWN

Is this the perfect home? We think so.

Immaculately presented and thoughtfully designed with quality and attention to detail throughout, this exceptional home delivers the modern, easy-care lifestyle so many buyers are searching for.

Positioned just minutes from Mornington, the CBD, university and hospital, this beautifully appointed property combines contemporary comfort with stunning harbour, peninsula and ocean views — creating an outstanding lifestyle opportunity for professionals, retirees, downsizers or those seeking the ideal lock-and-leave home.

Privately positioned down a sealed leg-in driveway, the property offers excellent off-street parking, space for the trailer, and double internal-access garaging. Beautiful landscaping and well-fenced grounds create a peaceful, low-maintenance setting designed to maximise enjoyment and minimise upkeep.

Inside, the light-filled open-plan living, dining and kitchen spaces have been carefully executed with a sophisticated blend of modern colours, textures and quality finishes. The designer kitchen is both stylish and functional, featuring premium appliances, induction cooking, double ovens, generous storage and thoughtful extras throughout.

Three generous bedrooms provide excellent accommodation, including a superb master suite complete with walk-in wardrobe, ensuite, with access to the courtyard and spa room.

Constructed and finished to an exceptional standard, features include:

- Thermally broken double glazing and full insulation, including garage
- Designer kitchen with Blum soft-close cabinetry and premium appliances
- Two beautifully tiled bathrooms with underfloor heating
- Daikin heat pump plus additional panel heating
- SmartStrand Rhino carpet, custom curtains and Roman blinds
- Built-in speaker cabling and central data hub
- Energy efficient LED lighting throughout
- Double internal-access garage with attic storage
- Defender insulated garage door

3 BED | 2 BATH | 2 CAR

PRICE:
Enquiries Over \$860,000

OPEN FOR INSPECTION:
Jun 1 at 2:00pm - 2:30pm



Lawrence Peeters
021992993
lawrence@thecollectiverealty.co.nz
www.thecollectiverealty.co.nz