



## 84 Exford Drive MORNINGTON VIC

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Incredible investment potential throughout a residence of stylish sophistication, the peaceful surroundings only amplify a lifestyle of coastal indulgence. Updated from front to back, this entire 362sqm (approx.) allotment ensures a seamless blend of relaxed living and lively entertainment potential. Delivering four bedrooms including a dedicated office, the home remains within walking distance of Padua College, Saint Macartan's Parish Primary School and Home Co. Mornington.

Embracing the front of the home, an L-shaped living space invites a cosy atmosphere continued across the single-level design, where native foliage offers a flourish of greenery. Combining a kitchen and meals area, stainless steel appliances sit within a wealth of cabinetry before access to the rear yard is provided.

Curated for minimal maintenance, the alfresco presents a space to enjoy the afternoon sun with sheltered pavement

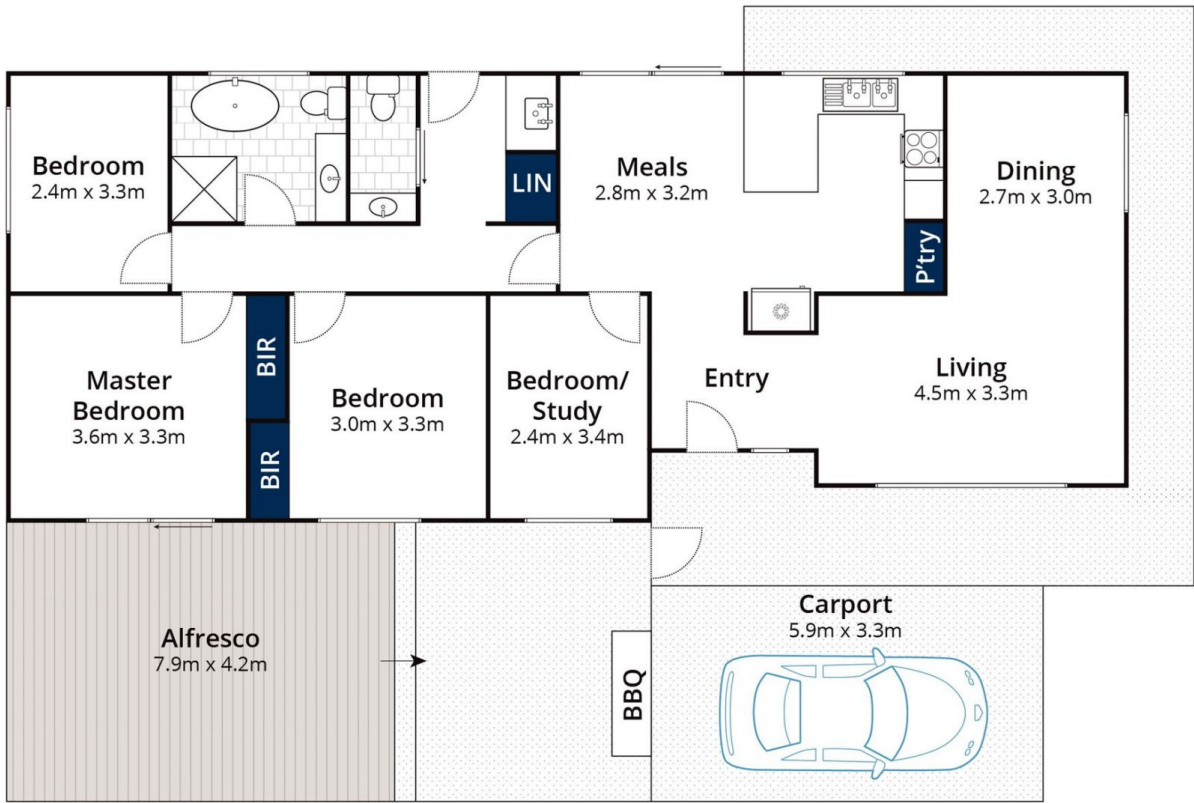
**Price** : \$ 770,000  
**Land Size** : 362 sqm  
**View** : <https://www.mcewingpartners.com/sale/vic/mornington-peninsula/mornington/residential/house/7317052>



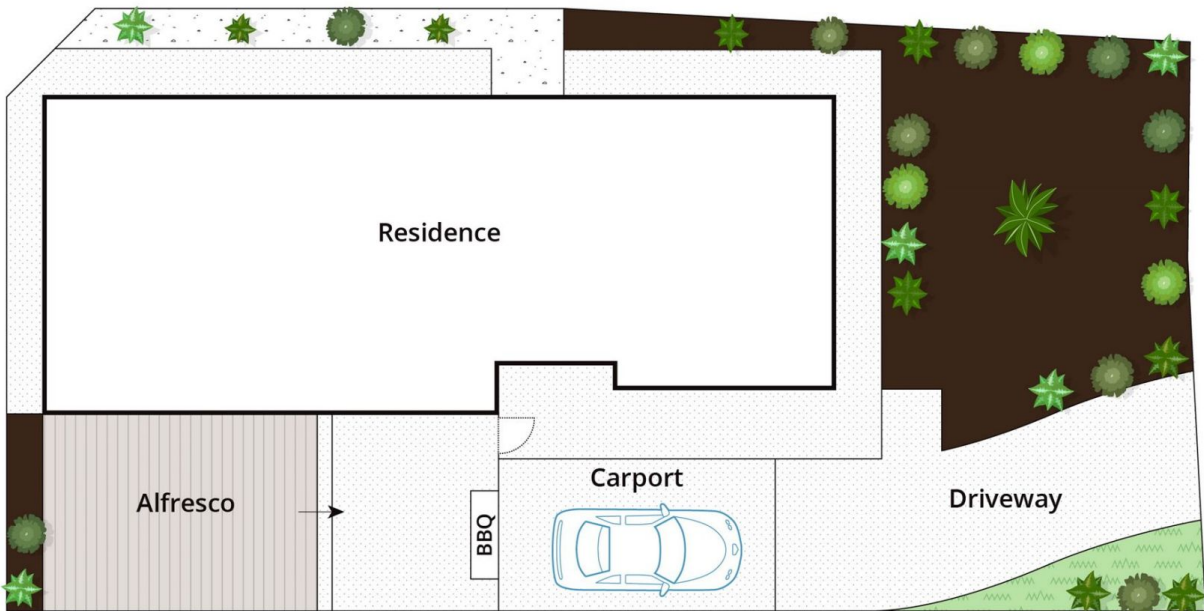
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Ground Floor



Site Plan

Approx House Area 111m<sup>2</sup>  
Approx Land Area 362m<sup>2</sup>

Whilst [bwr.com.au](http://bwr.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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