

McEWING & PARTNERS



105 Bruce Road MOUNT MARTHA VIC

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Delivering the pinnacle of perfection for lifestyle lovers only moments to the shore, this jaw-dropping new coastal home has been masterfully crafted into the elevation of the third-acre allotment (approx) to frame a bird's-eye view over Martha Cove with Port Phillip Bay beyond. Defined by bold architectural lines and cantilevered angles, the residence impresses across two levels boasting a free-flowing layout with high ceilings, American-oak flooring, high-end finishes and a flawless union between indoor and outdoor areas. Four bedrooms, three bathrooms and a home office are complemented by three luminous living areas and an epicurean kitchen with butler's pantry and a suite of premium appliances, while two colossal banks of sliding stacker doors off the family room open to a vast balcony terrace with built-in barbecue and uninterrupted views across the marina to Arthurs Seat and the golden shoreline of Safety Beach. At the rear, a rumpus

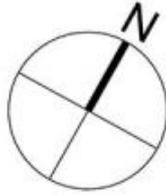
View : <https://www.mcewingpartners.com/sale/vic/mornington-peninsula/mount-martha/residential/house/7422349>



Quentin McEwing
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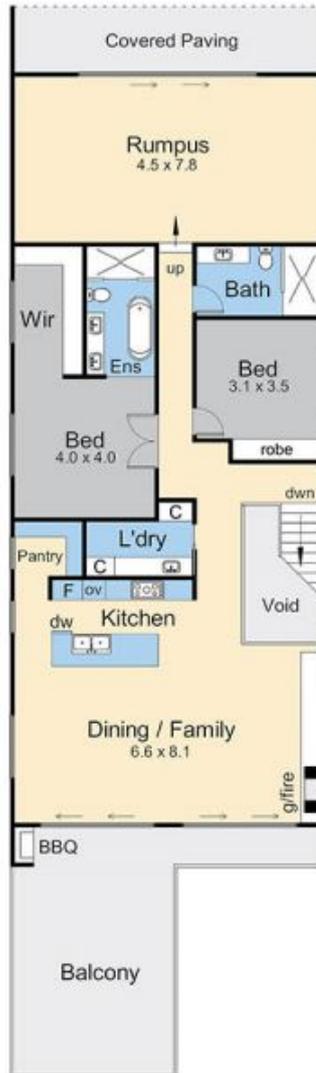
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Internal living area = 30.9 squares (approx)
 External living area = 6 squares (approx)
 Garage area = 4.8 squares (approx)
 Total area = 41.7 squares (approx)



Lower Floor



Upper Floor



Site Plan

105 Bruce Road, Mount Martha

This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations. Produced by **realitywriters** (03) 5970 2222