



**4/45 York Street MORNINGTON VIC**

**2**  **1**  **1** 

All the allure of seaside living just a gentle stroll to Fishermans Beach and 500 metres to Main Street's endless restaurants and boutiques, this surprisingly large two-bedroom unit is a chance to secure your own slice of the coast for nesting, investing or refreshing with a contemporary update in this blue-chip location. Sitting serenely within a quiet boutique complex among beautifully established gardens, the single-level abode delights with sizeable separate living and dining zones both flooded with stunning natural light. A pristine original kitchen offers a breakfast bar, dishwasher, Chef gas cooktop and a wall mounted Euro oven, while outside a long sun patio provides a peaceful space to soak up the outdoors with a morning coffee or a summer lunch with friends. Just around the corner from Wilsons Road shops and takeaways and from major parkland, this beachside gem is one not to be missed.

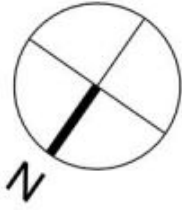
**Land Size** : 193 sqm  
**View** : <https://www.mcewingpartners.com/sale/vic/mornington-peninsula/mornington/residential/house/7446079>



**Marcus Gollings**  
**0359754555**



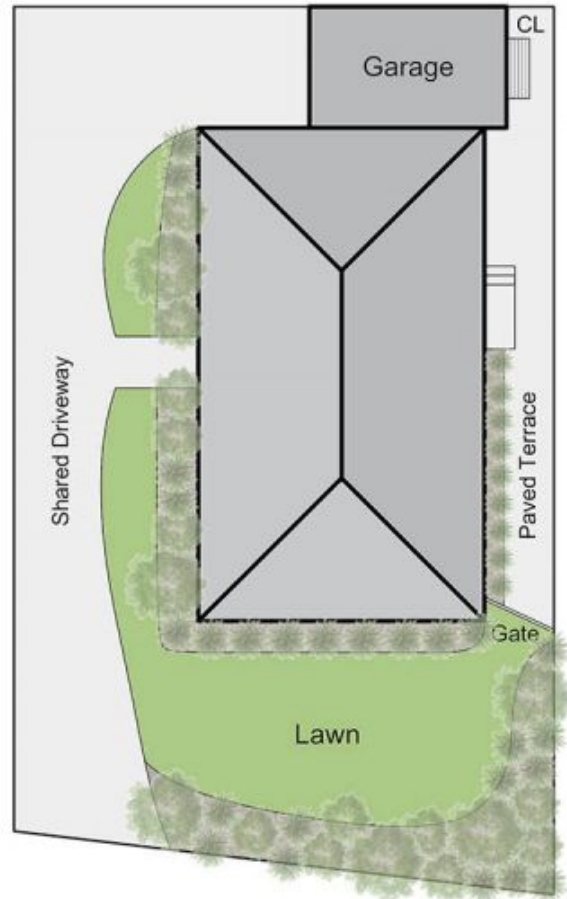
**Bryeny Lowndes**  
**0359754555**



Internal living area =  
11.3 Squares (approx)



Floor Plan



Site Plan

## 4/45 York Street, Mornington

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 **realtymw** (03) 5970 2222