



## 20/13 Craigie Road MOUNT MARTHA VIC

3 2 2

Positioned along Mount Martha's coastline where the lines of old-world beach holidays and a contemporary coastal lifestyle blur, this three bedroom residence exceeds expectations within the complex boasting a double storey design. Overlooking the Clarkes Avenue Reserve, internal spaces maintain leafy outlooks without the upkeep, instead promising the perfect outdoor space for a morning coffee.

Embraced by windows on all sides, the living/dining area showcases a touch of contemporary comfort with a gas log heater and split-system air conditioning whilst preserving the charm of the home's original design. Recently updated with fresh carpet and paint the living zone opens to a kitchen that highlights original appliances in immaculate condition.

Maintaining a restful atmosphere the upper level hosts two

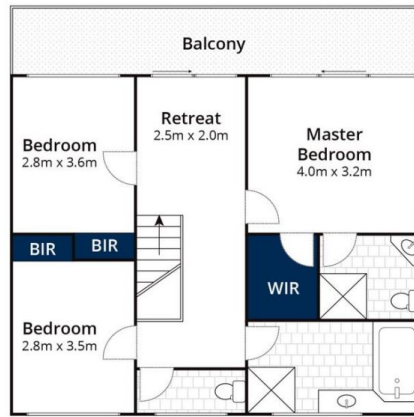
**Land Size** : 285 sqm  
**View** : <https://www.mcewingpartners.com/sale/vic/mornington-peninsula/mount-martha/residential/house/7483152>



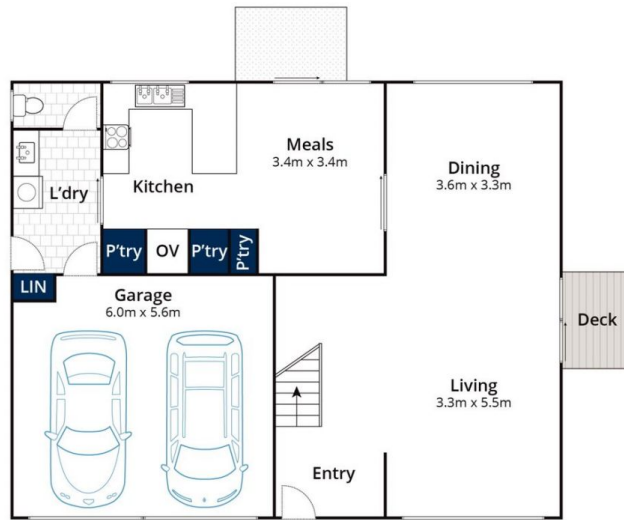
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First Floor



Ground Floor



Site Plan

Approx House Area 202m<sup>2</sup>  
Approx Land Area 284m<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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