



## 44 Noah Close MORNINGTON VIC

3  2  2 

Achieving a playful exploration of geometric design this three bedroom plus study home showcases grand scale proportions and an invitation to entertain. Situated moments from Saint Macartan's Parish Primary School and Padua College, the residence offers potential to nurture a family with dual living areas or secure a holiday base within desirable proximity of Mornington's Main Street and celebrated beaches.

Opening to a foyer-style entryway, soaring ceilings and a skylight above confirm an emphasis on airy proportions where tiled flooring ensures easy living amongst an inspired atmosphere. Zoned within the accommodation the morning sun warms a cosy living space with room to relax. Complete with an ensuite bathroom and walk-in robe, leafy street views filter through the master bedroom. Comprising a bathtub, shower and oversized vanity the central

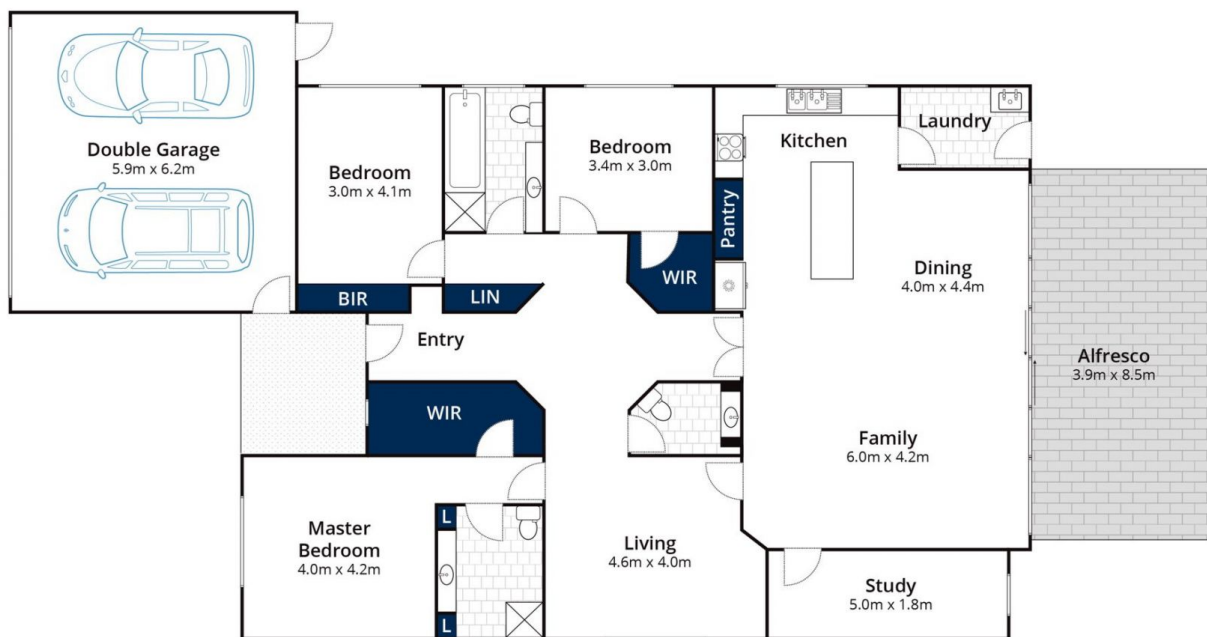
**Price** : \$ 940,000  
**Land Size** : 620 sqm  
**View** : <https://www.mcewingpartners.com/sale/vic/mornington-peninsula/mornington/residential/house/7493691>



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Ground Floor



Site Plan

Approx House Area 213m<sup>2</sup>

Approx Land Area 620m<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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