



## 46A Hampden Street MORNINGTON VIC

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Perfectly located just a short stroll from Mornington's cosmopolitan Main Street with boutique shops and trendy eateries, this stunning residence has been designed to maximise natural light, open living spaces and coupled with landscaped low-maintenance gardens for exceptional beachside living. As you enter, your gaze is drawn to encompass the passageway, leading past a private study, spacious ground floor main bedroom suite, with floor to ceiling sheers, en-suite with stone benchtops and double vanity, heated towel rail and rain shower head, plus a spacious walk in robe.

Forming the heart of the home, the entertainer's kitchen with expansive butler's pantry, boasts 40mm statuario stone benchtops with waterfall edge, 900ml Inalto oven and gas cooktop. Stacker sliding doors from the living room lead to a covered alfresco, and landscaped rear garden.

**Land Size** : 365 sqm  
**View** : <https://www.mcewingpartners.com/sale/vic/mornington-peninsula/mornington/residential/house/7651258>



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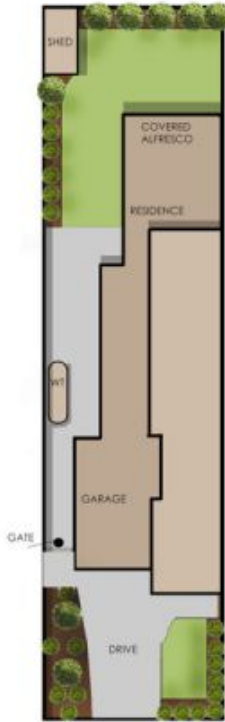
# 46A Hampden Street, Mornington



GROUND FLOOR



FIRST FLOOR



Internal living area approx: 30 squares

Garage area approx: 2 squares

Porch and alfresco area approx: 2 squares

Total area approx: 34 squares



500m to Mornington Village Shopping Centre



900m walk to the beach



450m walk to cafes

Produced by DND Floorplans

This floorplan is a guide only and no warranty is given to its accuracy in dimensions. Purchasers are advised to carry out their own investigations