



## 10 Cumberland Drive MOUNT MARTHA VIC

4 2 2

### MOUNT MARTHA'S BEST SINGLE LEVEL LIFESTYLE OPPORTUNITY AWAITS

Utterly enchanting with its sundrenched sophistication and serene ambience, this captivating four-bedroom home offers an oasis of unbridled elegance in exclusive Balcombe Estate. Footsteps to The Briars, Balcombe Grammar and the Balcombe Estuary trail meandering down to the village and beach, the fully renovated home boasts two sun-filled living areas with herringbone timber flooring and walls of glass framing the leafy surrounds. That state-of-the-art kitchen impresses with granite countertops, a Vintec wine fridge and sleek black Smeg appliances beneath radiant Velux skylights. Inviting afternoon G&Ts, the north-facing alfresco deck overlooks a canopy of trees beyond, while an expansive terrace off the family room provides an alternative setting for weekend barbies and

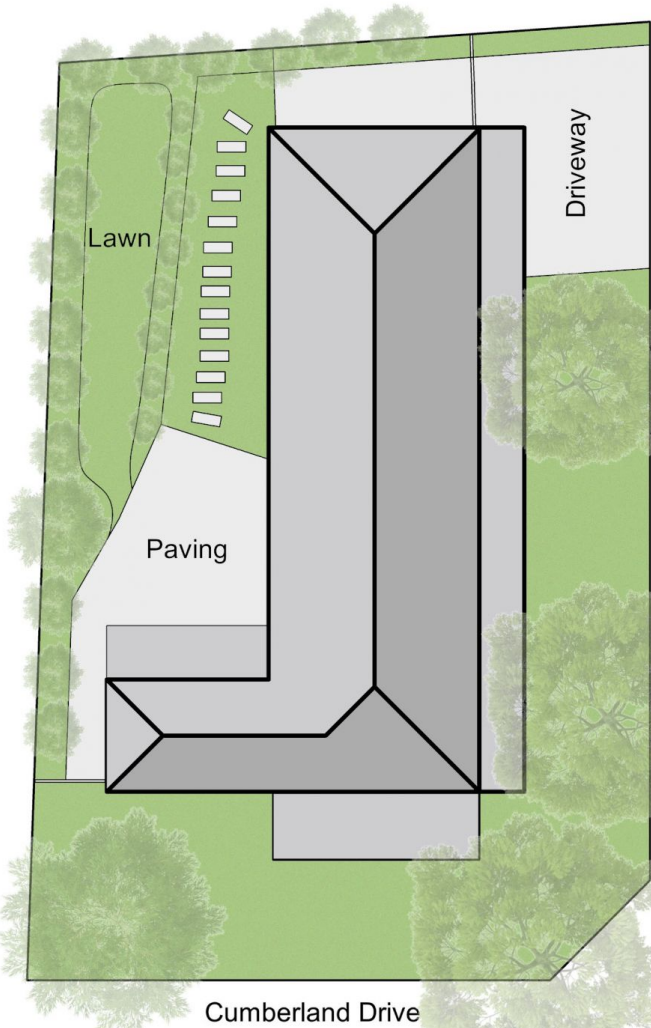
**Land Size** : 862 sqm  
**View** : <https://www.mcewingpartners.com/sale/vic/mornington-peninsula/mount-martha/residential/house/7934397>



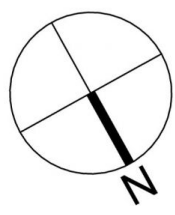
**Marcus Gollings**  
0359754555



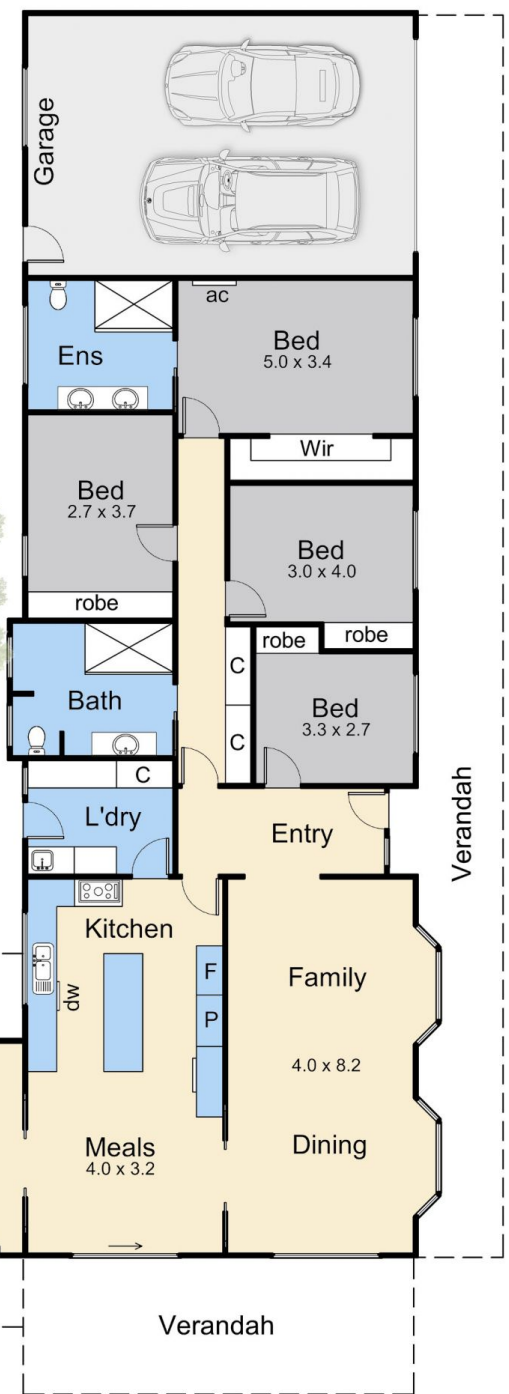
**Indi Fisher**  
0359754555



Site Plan



Internal Living Area  
24.4 squares (approx)



Floor Plan

## 10 Cumberland Drive, 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