



## 45A Old Mornington Road MOUNT ELIZA VIC

4 3 2

Redefining the limits of contemporary design with its bespoke finishes and dramatic material palette, this extraordinary architectural composition sets an indisputable benchmark in luxury. Brought to life by Montique Construction, the Rod Hannah Design home welcomes an opulent living experience within Mount Eliza's prestigious Golden Mile.

Crowned by 3m ceiling heights and anchored by Oak timber floors, an unfolding of impressive proportions embraces dual living zones where the warmth of a north-facing light illuminates the rear family domain. A wall of glazing opens to allow entertaining to reconvene across a covered alfresco deck, spilling to an in-ground fully-tiled MagnaPool where solar-heating and in-floor cleaning afford set-and-forget luxury. Beckoning an extraordinary culinary experience with a Falcon 100cm freestanding cooker,

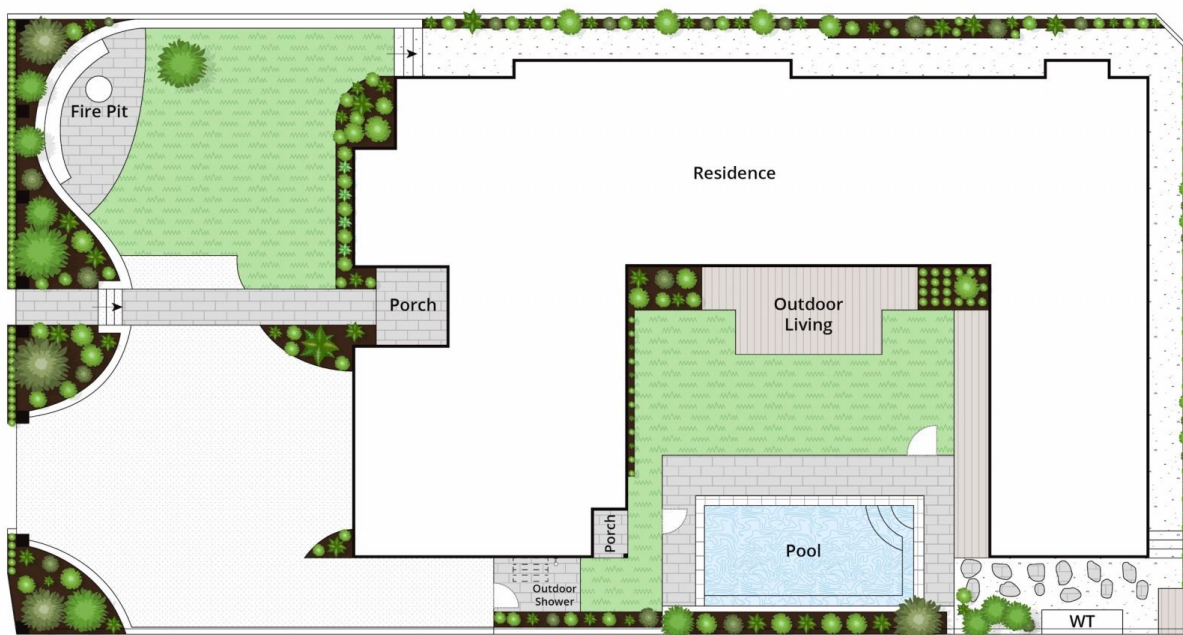
**Price** : \$3,950,000 - \$4,250,000  
**Land Size** : 855 sqm  
**View** : <https://www.mcewingpartners.com/sale/vic/bayside/mount-eliza/residential/house/7983585>



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Site Plan

Approx House Area 327m<sup>2</sup>

Approx Land Area 854m<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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