



2/33 Bay Road MOUNT MARTHA VIC

4 3 4

The quintessential coastal oasis designed for lifestyle lovers, this brand new residence with deluxe poolside entertaining area, shimmering bay views and a superbly appointed home office significantly raises the bar on seaside luxury just a few minutes' stroll to the vibrant village and South Beach. Uniting high end finishes with a masterfully curated layout that facilitates a seamless connection between indoor and outdoor spaces, the four bedroom home flaunts three living areas and a culinary kitchen with waterfall edge stone benchtops, premium appliances and a butler's pantry. Entire walls of sliding glass peel open to a resort inspired alfresco area with a barbecue kitchen, vast outdoor dining zone and a solar heated swimming pool, while the alfresco balcony off the master suite provides a stunning setting to watch the

**Type** : House  
**Price** : \$4,250,000 - \$4,550,000  
**Land Size** : 720 sqm  
**View** : <https://www.mcewingpartners.com/sale/vic/mornington-peninsula/mount-martha/residential/house/8066995>



Dean Phillips  
0359754555

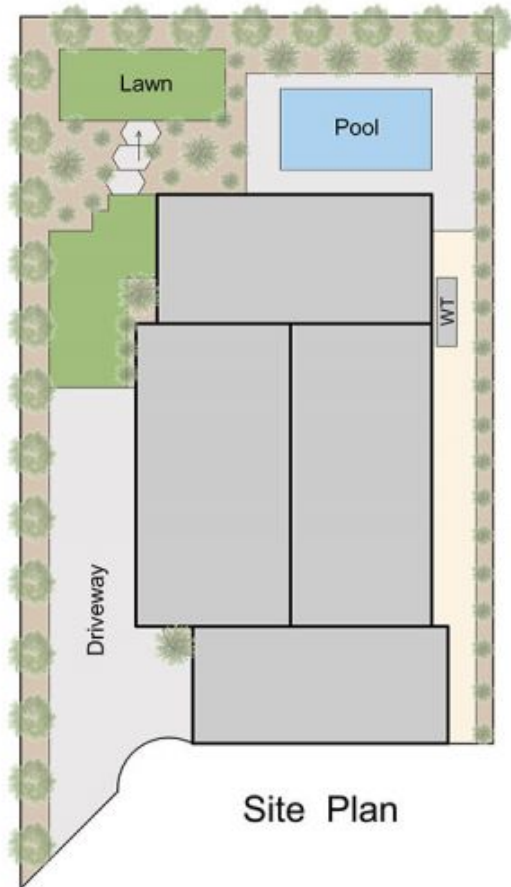


Alexandra Otte  
0359754555

[For full version visit the website](#)



Ground Floor = 17.2 squares (approx)  
 Alfresco = 5.9 squares (approx)  
 First Floor = 14.4 squares (approx)  
 Living area = 37.5 squares (approx)  
 Garage = 7.4 squares (approx)  
 Total area = 44.9 squares (approx)



Site Plan



Lower Floor



Upper Floor

## 2/33 Bay Road, 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