



## 33 Bay Road MOUNT MARTHA VIC

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Setting spectacular new standards in beachside luxury mere footsteps to the village and South Beach, this breathtaking four bedroom abode with expansive bay views pairs unparalleled positioning and pure privilege. Beyond electronic gated entry and landscaped gardens, the residence seduces across two showstopping levels with a choice of living areas with high ceilings, oak flooring and an internal lift to glide between floors. Equipped with a suite of Miele appliances, the connoisseur's kitchen boasts a butler's pantry and a fully integrated fridge/freezer, while colossal banks of sliding glass open to a poolside terrace inviting cocktails at sunset with friends. The lavish master suite impresses with a penthouse style dressing room and a full ensuite with rainshower and a soaker tub in this Pinterest worthy package, which includes an ensuited

**Type** : House  
**Price** : \$4,150,000 - \$4,450,000  
**Land Size** : 668 sqm  
**View** : <https://www.mcewingpartners.com/sale/vic/mornington-peninsula/mount-martha/residential/house/8192303>

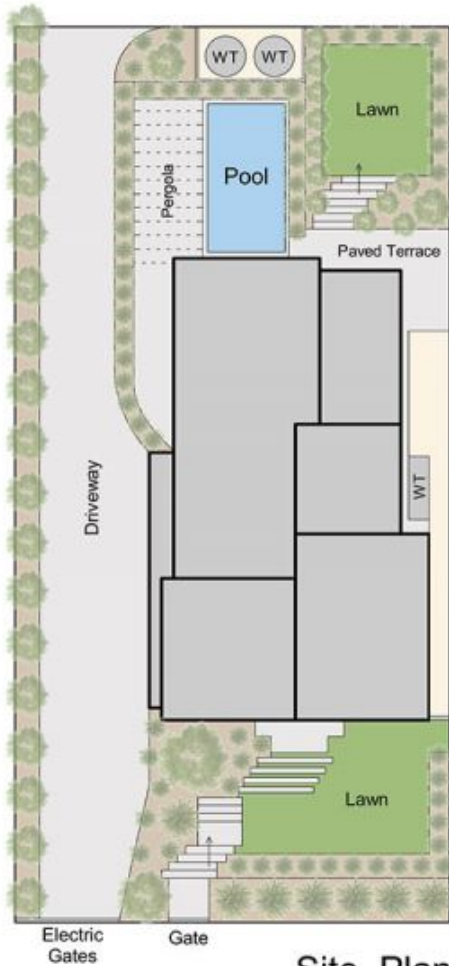


**Dean Phillips**  
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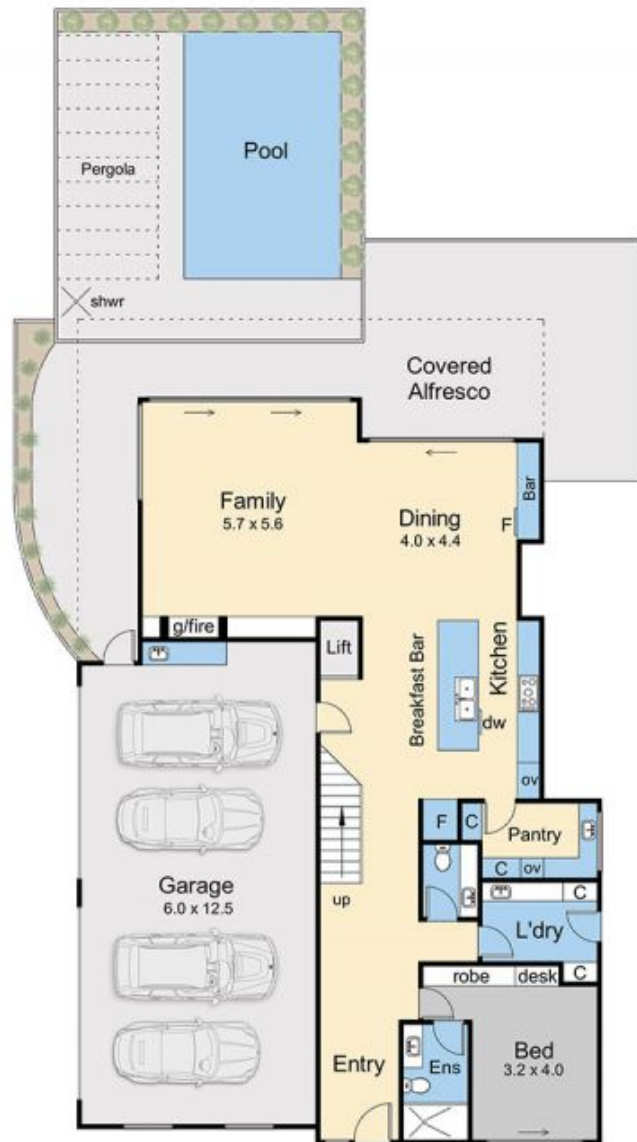
**Alexandra Otte**  
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[For full version visit the website](https://www.mcewingpartners.com)



Ground Floor = 15.6 squares (approx)  
 Alfresco = 1.4 squares (approx)  
 First Floor = 14.7 squares (approx)  
 Balcony = 1.3 squares  
 Living area = 34.3 squares (approx)  
 Garage = 8.5 squares (approx)  
 Total area = 42.8 squares (approx)

Site Plan



Lower Floor



Upper Floor

## 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