



## 42 Watson Road MOUNT MARTHA VIC

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Secure this sunny position doors from the village shops doors and the squeaky sands of South Beach and enjoy a seaside lifestyle synonymous with Mt Martha, promising days lazing on the sand, strolling the café strip, or enjoying a close encounter with nature along the Balcombe Estuary boardwalk. A privileged position beside the village heart, this charming beach house offers relaxed space for your escapes to the seaside or the address of your brand new home, with the large 836sqm (approx.) allotment providing fabulous space for the most luxurious of designs. Also offering comfortable lodgings to rent out while your new house plans take shape, the home features a lounge area with wood heater opening to a north-facing deck, a central dining area opening to a rear terrace overlooking lovely rear gardens with great space for children to play, while two

**Type** : House  
**Price** : \$ 1,700,000  
**Land Size** : 836 sqm  
**View** : <https://www.mcewingpartners.com/sale/vic/mornington-peninsula/mount-martha/residential/house/8251675>

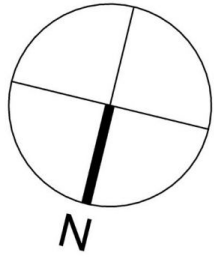


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Internal area = 10.8 squares (approx)  
 External area = 4.5 squares (approx)  
 Carport = 5 squares (approx)  
 Total area = 20.3 squares (approx)

Land area = 836 sqm (approx)



Site Plan



Floor Plan

## 42 Watson 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