



**BOUTIQUE LIFESTYLE OPPOSITE BIRDROCK BEACH**

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Barely 50 steps to the iconic stairs leading down to Mt Martha’s secluded Birdrock Beach, experience the best of boutique beachside living and tree-framed water views with this superb three-bedroom townhouse.

Ideally positioned for a leisurely lifestyle of morning swims, coffee at your favourite seaside café and unfettered access to the magnificent cliff-top walking trail, the relaxed village vibe of Mt Martha and Mornington’s cosmopolitan Main St are both within easy reach.

Perfect for blissful beach breaks, a fantastic addition to your investment portfolio, or the perfect peninsula pad for those in search of a sophisticated seachange with style. Secure gated access to this exclusive beachside complex, along with recent refurbishments, means that you can simply move in and enjoy.

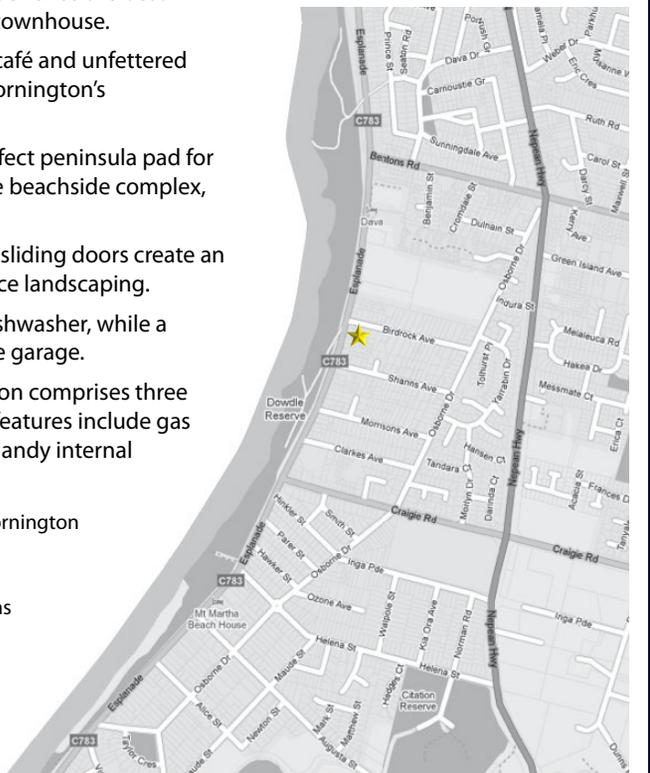
Inside, light-filled living under 9ft ceilings is anchored by stylish new oak toned floors, while sliding doors create an easy flow to the private garden complete with paved entertaining patio and low maintenance landscaping.

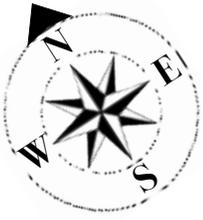
An efficient kitchen comes equipped with modern stainless steel appliances and a handy dishwasher, while a short hallway leads past a powder room and bright laundry to the remote-controlled double garage.

Huge windows flood the stairwell with wonderful natural light, while upstairs accommodation comprises three bedrooms, master with private balcony, sharing a smart two-way full bathroom. Additional features include gas ducted heating, generous storage provisions, duo blinds to main living, security alarm and handy internal access to the garage.

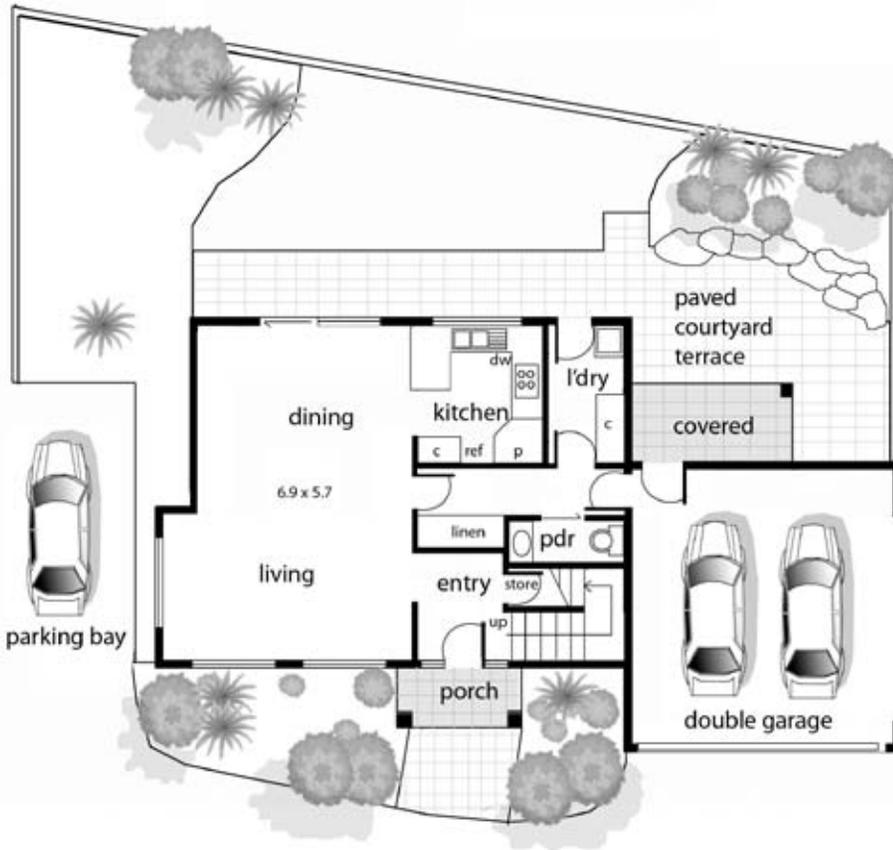
- Open plan living under 9ft ceilings
- 2-storey, 3 bedrooms
- Lovely new oak toned floors
- 16 squares\* of living
- Freshly painted throughout
- Modern kitchen with stainless steel appliances
- Master bedroom with private balcony
- Smart two-way full bathroom
- Minutes from Mt Martha village and Main St Mornington
- Opposite beautiful Birdrock Beach
- Barely 50 steps to iconic cliff stairs
- Sunny rear garden with paved entertaining areas
- Gas ducted heating
- Secure gated entry
- Remote-controlled double garage
- Built in 1999

\*all measurements and dimensions are approximate

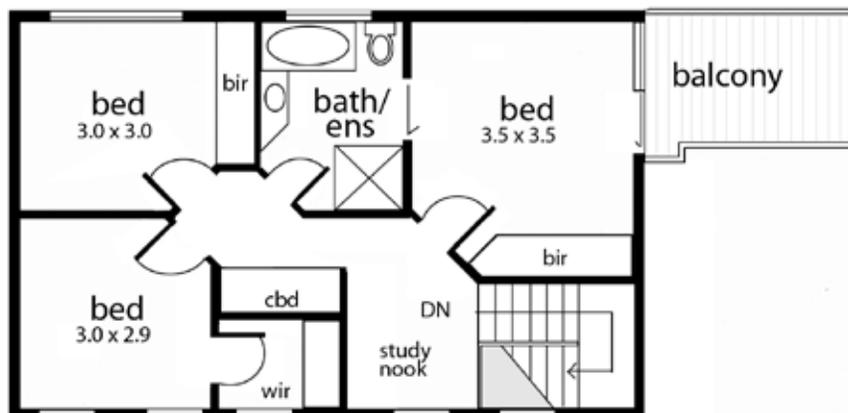




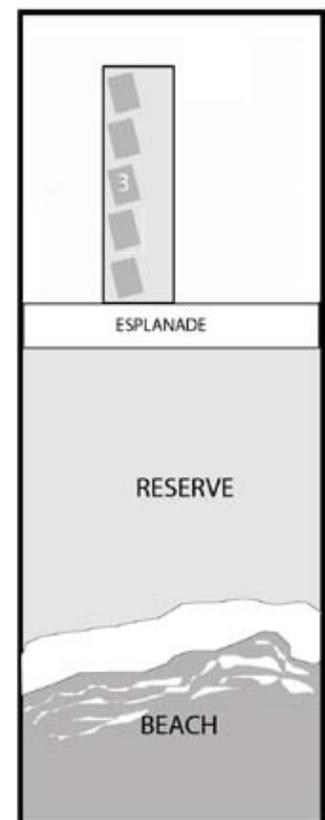
## Ground Floor



## First Floor



## Site Plan



## 3/587 Esplanade, Mt Martha

Every care is taken to ensure correctness of details to this floorplan. Interested parties are requested to take such action as necessary to satisfy themselves of any pertinent matters.