



## 4A Shanns Avenue MOUNT MARTHA VIC

2 2 1

Perfectly placed to enjoy the whisper of sea-breeze, a unique home concealed beyond a charming weatherboard frontage reveals a simplistic layout designed to enjoy sanctuary-like living only steps from Mount Martha's coastline. Alluring buyers with a chic coastal ambience and low-maintenance living, a bullnose veranda opens to expose original floorboards and heightened ceilings, opening across a rear entertaining space where a sun-drenched dining and lounge blends with an expanding kitchen complete with freestanding SMEG oven and laundry access. Mature hedging becomes a focal point both inside and out, as symmetry extends beyond a private entertaining deck, across a flat and secluded rear yard. Completing the internal dimensions, two light-filled bedrooms (built-in robes and master with ensuite) enjoy front-facing aspects before a stylishly renovated main bathroom helps separate accommodation from

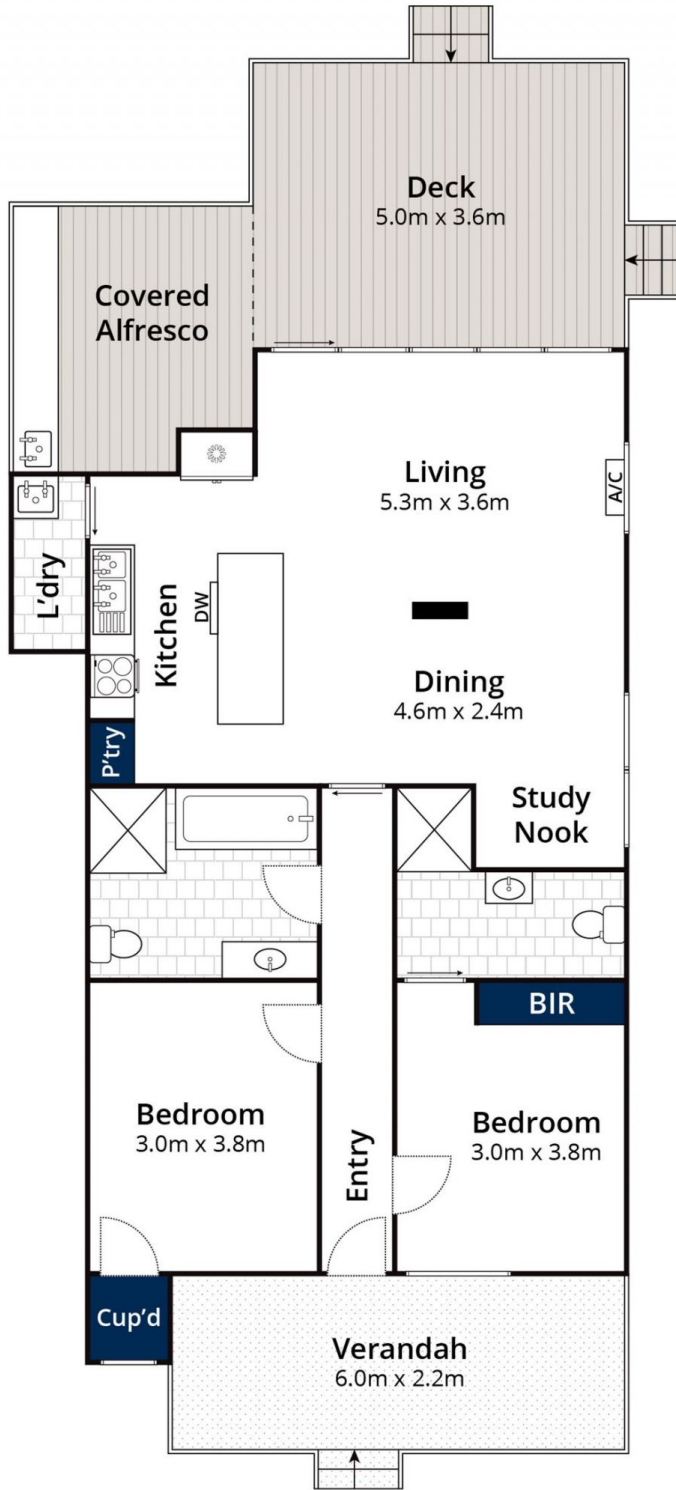
**Land Size** : 387 sqm  
**View** : <https://www.mcewingpartners.com/sale/vic/mornington-peninsula/mount-martha/residential/house/7702240>



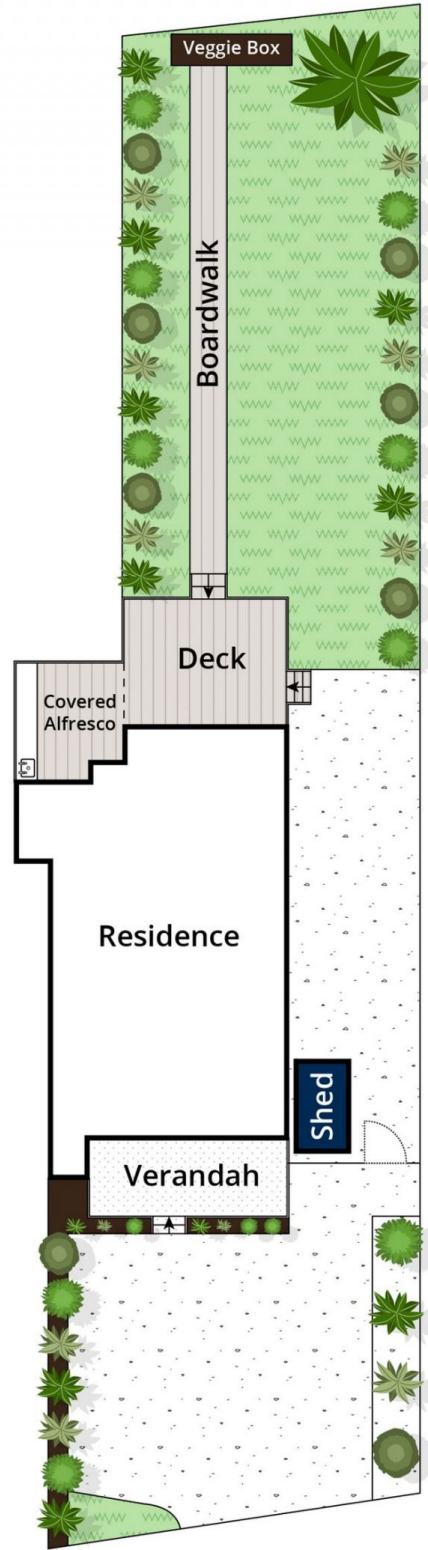
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Ground Floor



Site Plan

Approx House Area 89m<sup>2</sup>  
Approx Land Area 386m<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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