

## 9 James Court MOUNT MARTHA VIC

4 3 3

Architect designed with a spectacular multi-level layout overlooking Port Phillip Bay, this expansive coastal hideaway offers a dream lifestyle just a short stroll away from the village, tennis club and South Beach. Masterfully crafted around a Mediterranean inspired interior courtyard, the residence combines grand proportions with a resort style layout, spilling out to multiple alfresco areas and poolside decks. Three luxurious living areas across three levels provide an array of stunning entertaining spaces, while the gourmet kitchen impresses with a vast stone topped island and a suite of high end appliances. Banks of sliding glass doors open to tiered north facing poolside decks, encircled by manicured gardens and tall cypress hedges. A semi enclosed outdoor entertaining area with a built-in barbecue on the southern side offers a sublime

**Type** : House  
**Land Size** : 1749 sqm  
**View** : <https://www.mcewingpartners.com/sale/vic/mornington-peninsula/mount-martha/residential/house/8024239>

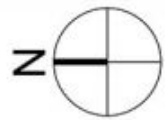


**Marcus Gollings**  
0359754555

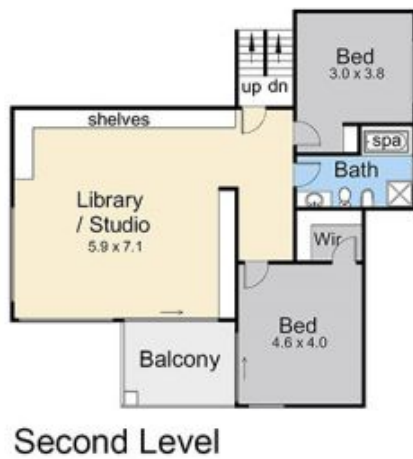


**Dean Phillips**  
0359754555

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Floor Area -  
58.0 squares (approx)



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