



**1/583 Esplanade Mount Martha VIC**

**3** **2** **2**

Experience luxury living in this captivating Tuscan-style home, perfectly situated directly opposite Birdrock Beach. This exquisite residence boasts three spacious bedrooms, including a private master suite with balcony access, a dressing room, and an ensuite bathroom for ultimate comfort. The expansive open-plan living area is adjoined by a spacious kitchen featuring stunning granite countertops and a practical walk-in pantry. This open plan area is also adjoined by a conveniently positioned powder room with a 3rd toilet.

Enjoy refreshing breezes from the wide entertaining balcony, ideal for alfresco dining and leisurely gatherings. The lower level offers a rumpus / second living room - a perfect retreat for children or guests, as well as two well-appointed bedrooms, a large bathroom with a spa, and a cozy courtyard for relaxation.

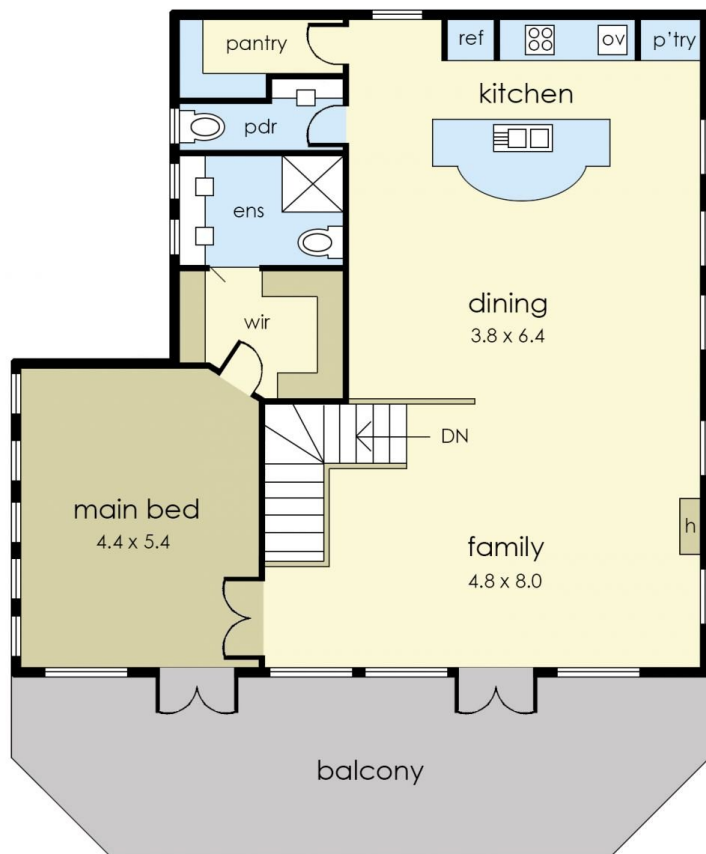
**Price** : OFFERS INVITED  
**Land Size** : 372 sqm  
**View** : <https://www.ypa.com.au/8053892>



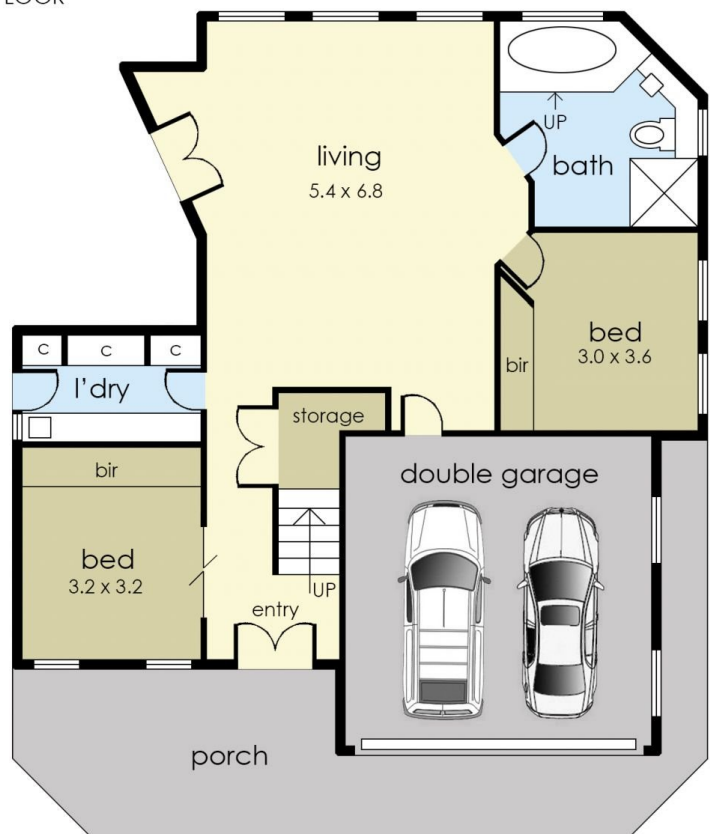
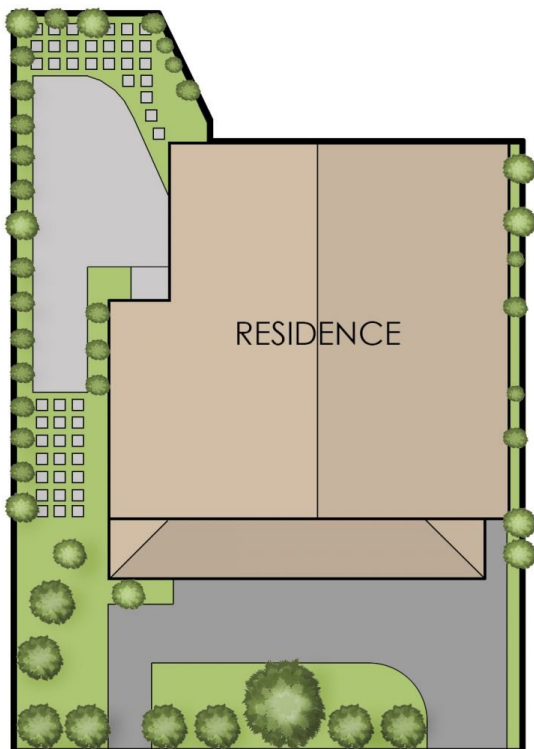
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FIRST FLOOR



GROUND FLOOR

1/583 Esplanade, Mount Martha

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