







A/49 Patrick Street, Mornington

Luxury Residence with 14 Car Garaging

Built in 2015 and accessed via the end of Montecillo Lane off Eglinton Road, this substantial estate sits on a very private 2992sqm of land, and with approximately 405sqm of floor space over two levels, in addition to the separate garage, it is an incredibly rare offering.

The double-height entry with a steel framed front door sets the tone. To the left is the internally accessed six car garage with the adjoining separate laundry. To the right, moving beyond the home office, is the spacious open-plan living and dining area. The designer kitchen has dark cabinetry, a stone island bench and built-in cooking, with an additional butler's pantry that has secondary cooking facilities.

The two separate dining spaces suit both everyday meals and entertaining, while the living area is anchored by a Stovax wood burner set into a tiled feature wall. Large sliding doors open from the living and dining areas onto a private, sun-drenched timber deck, with raised vegetable beds and established gardens beyond. The lower level also provides what could be considered as one of the two primary suites available, with a spacious walk-in-wardrobe, a fully tiled ensuite with a walk in shower and freestanding bath.

4 5 14

FOR SALE
Negotiation

VIEW
Sun 22nd Nov @ 1:30PM - 2:00PM

AGENTS

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Moving upstairs, the steel feature staircase leads to three further bedrooms, each with its own ensuite and built in storage, however one of these bedrooms exhibits both the dimensions and the stunning city views that may see it preferred as your favoured suite.

A separate eight car garage with a kitchenette and full bathroom brings your total garaging to fourteen. It suits car enthusiasts as is, or it can be repurposed into whatever you require. A wide exposed aggregate courtyard provides plenty of room for additional parking and turning, meaning it would hard to find anything more substantial in the marketplace.

Surrounded by bush with its premier positioning at the end of a private drive, inspection is a must to understand the scarcity of this opportunity.

MORE DETAILS

Property ID	3RFPGDS
Property Type	House
House Size	405 m2
Land Area	2992 m2
Including	Toilets (6)

Licensed Real Estate Agents (REAA2008)











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