



20 Bilinga Street, Mornington

Mornington - Big Family, Big Personality...5 Bed Charmer with Studio & Mountain Views

Ant's "Fluff-Free" Description...

Set high in Mornington with sweeping outlooks to Mount Wellington, this renovated five bedroom character home hits that sweet spot between cosy and seriously spacious.

Three levels give you two big living areas, a gorgeous modern kitchen, a professionally sound treated studio, fruit trees, veggie beds and fully fenced yards front and back. Owned and loved by classical musicians, it is the kind of home where you can practise, play, host and hibernate, often all on the same day.

- Renovated 1969 character home with a storybook gabled facade, light weatherboards and a Juliet balcony, very much the corner of Pinterest and Tasmania.
- Approx. 169 m2 of living on a 612 m2 block over three levels, finally everyone gets their own zone.

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FOR SALE

Offers Over \$845,000

AGENTS

Ant Manton

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AGENCY

LJ Hooker Pinnacle Property

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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Five true bedrooms...
 - Three on the main level near the family bathroom, the perfect kids wing.
 - Two upstairs including the main suite.
 - Two modern bathrooms...
 - Family bathroom with freestanding bath, rain shower and underfloor heating (no more "do not stand on the tiles").
 - Ensuite for the main bedroom upstairs.
 - Two generous living areas...
 - Main level: open plan lounge/dining with polished floorboards, big corner windows, a Saxon wood fire and leafy street outlook.
 - Top level: huge retreat with raked ceilings, skylight windows and built in storage, ideal for kids, teens or movie marathons.
 - Kitchen and everyday living
 - Large, light kitchen forming the hub of the home, with white cabinetry, Caesarstone island with breakfast bar, glass front overheads and loads of bench space.
 - Quality appliances included: Bosch induction cooktop (2021), Bosch dishwasher (2025) and large Whirlpool oven with rotisserie, so family get togethers are officially at your place.
 - Open sightlines from kitchen to dining and lounge, perfect for keeping an eye on homework or sibling negotiations while you cook.
 - Two Daikin inverter heat pumps, a functioning Saxon wood heater, insulated roof and underfloor bathroom heating keep the whole place comfortable all year round.
 - Upstairs Retreat...
 - Main bedroom with built in robes, ensuite and French doors to a picket balustrade balcony, ideal for morning coffee with the mountain backdrop.
 - Fifth bedroom upstairs, a great nursery, extra kids room or home office.
- Beautiful upstairs living area with skylight windows, warm timber floors and statement pendant lights, the "everyone pile on the couch" zone.
- Basement level, studio, storage and more...

- Sound treated music studio/office with acoustic panels, desk area and space for instruments, recording gear or a seriously fancy gaming setup, created by the musician owners (self build, no council approval sought, buyers to make their own enquiries).
- Big laundry and utility room, plus ample under house storage, including one area already plumbed for a future toilet (STCA).
- Weatherproof bike shed under the garden stairs, so bikes, scooters and camping gear finally have a proper home.
- Outside, kids, pets and gardeners rejoice
- Fully fenced block with a solar powered electric front gate and long driveway, ideal for kids, pets and extra cars.
- Elevated front lawn and landscaping set the home back from the street with great street appeal.
- Private rear yard with lawn, raised beds and high fencing, a safe play space for little ones and four legged family members.
- Fruit salad garden with plum, mandarin, mulberry, apple, apricot and kaffir lime trees, plus veggie beds and compost bins, so the kids can turn into foragers.
- Deck off the main living area, recently refreshed and fitted with solar deck lighting, perfect for twilight dinners.
- Garden shed for the practical stuff and plenty of nooks to tuck away toys.
- Waverley Flora Park just up the street, with an easy walk through to Bellerive Beach
- Bus stop directly across the road with a straight run into town
- Easy 10 minute commute to the city
- Bellerive Village ferry approx. 20-minute walk for an easy CBD commute

The vibe: warm, creative and flexible, the sort of home that happily copes with music practice, backyard cricket and quiet nights in by the fire.

Onwards and upwards to your Mornington family haven!

"I Work Harder - It's THAT Simple!"

MORE DETAILS

Property ID	H9J1F
Property Type	House
House Size	165 m2
Land Area	614 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Alarm
	Fire Place
	Courtyard
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes
	Fully Fenced

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House area: 165 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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