



3/28 Wellington Street Mornington, VIC

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Hot spot by Main Street

Exclusive in location and ripe for renovation, this lovely villa unit presents an exceptional entry into beachside Mornington ? metres to Main Street. This is a genuine no-car-needed position, paces to Mornington Village supermarkets and cafes, bus stops, The Bays and more. She's largely original, refreshingly spacious and features an impressive 2 living rooms - a true delight.

Price: \$615,000

- 100m (approx) to Aldi and Woolworths at Mornington Village Shopping Centre
- 10-minute walk to Fishermans Beach and the Esplanade track
- Private setting hidden from street view on a lovely block of 4 villa units
- Ideal downsizer, first home or investment with spacious dimensions throughout
- Low-maintenance allotment with a full-width rear courtyard
- Spacious kitchen with a gas cooktop and a breakfast bench
- Large double-vanity semi-ensuite with a separate bath tub and shower
- Ducted heating, split system cooling, lock-up garage, built-in robes

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SITE PLAN

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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