

1/214 Reserve Road, Beaumaris, Vic 3193

NICK JOHNSTONE

Sold Townhouse

Friday, 3 November 2023

1/214 Reserve Road, Beaumaris, Vic 3193

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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Contact agent

Whether you're in the market to downsize without compromising, get a foot into the much sought-after Beaumaris school zone, or buy an investment home, this Reserve Road villa deserves a spot at the top of your shortlist. On inspection, you'll see it's light, spacious, airy and clean-as-a-pin, but 'on paper' this property stacks up even more brilliantly. It's single-level, freestanding, and solid brick, with 3 bedrooms, 2.5 bathrooms, separate lounge, large kitchen, dining/living zone, full-sized laundry, double garage, and north-facing paved back yard. Investors will like the price, growth, and income potential. This solid, Hawthorn brick home has all the attributes needed to rent out very easily, including a large main bedroom with ensuite, plus 2 generously sized bedrooms, all with built-in robes and huge windows to let sunlight in, all year round. Downsizers will love the high-quality lifestyle this address affords, like the chance to potter around the sun-filled garden, hit 9 holes at Sandy Links, Royal Melbourne, or Victoria Golf Club nearby, or meet friends for coffee on the Concourse. This single-storey villa has 'easy living' written all over it with everything you could need, including spare rooms for grandkids to stay over. No stairs to negotiate, no pool to clean, no timber cladding to treat - just low-maintenance living at its best. And there are even roses to stop and smell. Young families wanting to get into the Beaumaris Primary and Secondary zones will appreciate not only the quality of the educational opportunities on this home's doorstep, but also the convenience of skipping peak-hour traffic and walking to and from school. The freshly painted walls, and plush new carpets give the fresh start little people deserve as they begin to explore their world. And the high brick front fence, security gate, soundproof double-glazed front windows, and securely fenced back yard will tick all the boxes of safety-minded care-givers. At a glance...

1. Freestanding, low maintenance, single-level solid-brick villa, with no body corps to pay.
2. 3 light-filled, freshly painted bedrooms with new carpets, huge windows & double BIRs.
3. Ensuite with double vanity, shower & WC; family bathroom with bath, shower, & separate WC.
4. North-facing back yard has an established, low-maintenance garden of Azaleas & Japanese Maples.
5. Huge kitchen with breakfast bar & classic, clean Westinghouse oven, stove & dishwasher.
6. Lounge enjoys 2 garden vistas: private, walled front courtyard & north-facing back yard.
7. Double garage, private driveway.
8. Split system, and ducted heating throughout, & double-glazed front windows.
9. Zoned for Beaumaris Primary & Secondary, surrounded by golf courses, and only 7 minutes from Beauty Beach.
10. Beaumaris Concourse only 4-minutes' drive, 7 minutes to Southland shopping centre.

Property Code: 2755