

**1/30 Hornby Street, Beaumaris, Vic 3193**



**Townhouse For Sale**

Friday, 3 May 2024

1/30 Hornby Street, Beaumaris, Vic 3193

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Nick Jones  
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**\$1,850,000 - \$1,950,000**

Perfectly peaceful within an esteemed parkside pocket, this attractive residence is a haven of privacy and tranquillity. Presenting an impeccable blend of contemporary elegance and calming simplicity, it's the ideal sanctuary for modern living. Elevated and set back from the street, it impresses with a subdued colour palette and clean lines, creating a sense of sophistication and balance. Boasting vast space to accommodate any configuration of relaxation and entertainment, the living room with a fireplace merges freely with the dining area and the sleek stone kitchen equipped with Bosch appliances and a walk-in pantry. Beyond stacking sliding doors, the decked courtyard is an exemplary setting for alfresco gatherings and conversations with friends, whilst upstairs, the north-facing balcony delights in floods of sunshine and leafy views. Enhancing the upstairs living domain is the opportunity to incorporate a kitchenette or study nook. This adaptable space caters to the diverse needs of modern living, whether it's preparing snacks for movie nights or creating a dedicated area for children to focus on their school assignments. Adjacent are two robed bedrooms serviced by a central bathroom and a fully tiled powder room, the vast ground level master bedroom, with its spacious walk-in robe and floor to ceiling tiled ensuite, provides a magnificent floor level parents retreat. Located within the sought-after Beaumaris Secondary College zone and just a street away from public transport, it offers easy access to Westfield Southland, Southland, and Sandringham Station and is a short stroll to Black Rock Village, The Concourse and the beach. Additional features include a family-size laundry and powder room, a basement double garage with convenient internal access, ducted vacuum, zoned ducted heating and cooling, an alarm system, and Spotted Gum floors.