

**1 Edward Street, Sandringham, Vic 3191**



**House For Sale**

Thursday, 1 February 2024

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**Bedrooms: 4**

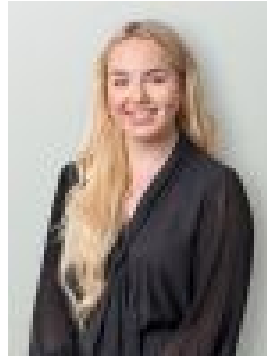
**Bathrooms: 4**

**Parkings: 2**

**Type: House**



Fran Harkin  
0395219800



Jasmine Younger  
0395219800

**\$3,200,000-\$3,400,000**

Drop dead gorgeous, 'Lumeah' is an exquisite 3 bedroom + study 4 bathroom Edwardian with a flawless mix of Hamptons inspired class and heritage charm. With the guest house studio serving as the optional 4th bedroom suite, this magical home features a beautiful lounge (fireplace), a superb family living and dining area, a flexible upstairs retreat, a stellar shaker style kitchen (butler's pantry/laundry), a divine heated pool and 4 alfresco decks in the designer landscaped north facing rear garden. Premier street, footsteps to the beach. - High ceilings, leadlights, stained timber floors, plantation shutters - 2 sunny balconies, walk in robe and subway tiled ensuite to main suite- 2 further substantial bedrooms sharing swish marble floored ensuite- Exclusive staircase leading to a private fitted study- Pergola shaded entertaining zone with pizza oven and barbeque- Dazzling studio with fireplace, air conditioning and clawfoot bath- Ducted heating, air conditioning, deep storage and auto garage- Seconds to the iconic bay trail and Red Bluff at Edward Street Beach- Close to Royal Avenue parkland, Bluff Road eateries and multiple buses- Minutes to Half Moon Bay, Sandringham station and golf club elites