

**106 Pellatt Street, Beaumaris, Vic 3193**

**House For Sale**

Friday, 26 January 2024

106 Pellatt Street, Beaumaris, Vic 3193

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 711 m2**

**Type: House**



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## AUCTION

This exquisite residence is a celebration of sophisticated living, highlighted by a sun-soaked alfresco area and a shimmering solar-heated pool, creating an idyllic setting for relaxed daily life. Positioned on a prime corner plot spanning approximately 712sqm and thoughtfully zoned for family harmony, the home showcases a meticulously designed floorplan that maximizes the coveted northerly orientation. Bathed in natural sunlight, the entire residence features walls of north-facing glass, ensuring warmth throughout the day. Upon entry, the serene main bedroom, complete with a walk-in robe and ensuite, opens to a private and secure front yard. Enjoying views of both the front garden and the inviting pool area, the formal lounge and dining rooms, alongside a versatile study and fourth bedroom, provide peaceful retreats. The heart of the home lies in the designer kitchen, a social hub equipped with a 900mm Ilve oven and Bosch dishwasher, seamlessly connecting to the fabulous family room and offering a perfect space for indoor/outdoor entertaining. Additional features include two bedrooms at the rear, a stunning bathroom with a decadent freestanding bath, ducted heating and vacuum systems, multiple split systems, a large laundry, and a double auto garage with rear access, catering to various lifestyle needs. Nestled in the highly sought-after Beaumaris Secondary zone, this residence epitomizes convenience and accessibility. Within a short walk, residents can access Stella Maris and Beaumaris Primary schools, facilitating a seamless educational journey for families. The property enjoys proximity to bus stops and Seaview shops, providing essential amenities within reach. Parks and the picturesque Dalgetty Beach are mere moments away, offering serene escapes and recreational opportunities for residents. This prime location ensures a perfect blend of tranquility and accessibility, catering to the diverse needs of modern living.