

111 Abbott Street, Sandringham, Vic 3191

buxton

House For Sale

Thursday, 25 January 2024

111 Abbott Street, Sandringham, Vic 3191

Bedrooms: 5

Bathrooms: 3

Parkings: 7

Area: 758 m2

Type: House



Richard Slade
0395988222



Kylie Charlton
0395988222

\$2,900,000 - 3,000,000

A breathtaking balance of period allure, striking contemporary luxury and relaxed al fresco entertaining unite in this exquisite two-level Californian bungalow, delivering optimum harmony and effortless functionality. Embraced by beautifully composed gardens behind a high fence, the exceptionally curated four bedroom, three bathroom plus study residence has been meticulously reimagined and transformed to create an utterly captivating and endlessly versatile family home. Beyond the exquisite façade and veranda, the glamorous interiors provide the impetus for uncompromised family living and entertaining. Making an unforgettable first impression, a wealth of period features including leadlight doors and windows and soaring decorative ceilings are just a taste of the brilliance to come. Inspiring comfort and tranquillity, a refined lounge room offers leafy vistas; while the substantial and sun-soaked living and dining zone seamlessly transitions through stacker sliding doors to a wrap-around al fresco deck for relaxation or entertaining amid secluded northern gardens. The high-performance kitchen is both a place of beauty and a culinary powerhouse. Filled with subtle but impactful touches of opulence which flawlessly blend function and design, standout features include stunning porcelain benchtops, a Pitt in-bench Professional gas cooktop, Miele appliances including two pyrolytic ovens, integrated dishwasher and upright fridge/freezer, Whispair ceiling mounted rangehood and butler's pantry with Spanish ceramic tiles and abundant storage. Weaving the green of the garden into the interior, three generous downstairs bedrooms, display era elegance and feature plantation shutters including a master bedroom with extensive built-in wardrobes and luxe fully-tiled bathroom. The two additional bedrooms share an equally impressive family bathroom. Up the custom-built, solid Victorian Ash staircase to the crowning glory - a decadent parents' retreat taking up the entire top level. Lavishly proportioned and beautifully finished with day bed, living area, home office space, designer fitted walk-in wardrobe, plantation shutters, and sumptuous ensuite with twin-vanity, dual showers and deep soaker tub. As expected of a home of this calibre extras include multiple study/home office options, coat/mud room with separate entrance, large fitted laundry, powder room, engineered oak flooring to the ground floor, Victorian Ash floors upstairs, Daikin split-system air conditioners throughout, ducted heating downstairs, 100% New Zealand wool carpets in the ground-floor bedrooms, attic storage, 2 kW solar system, garden irrigation systems, water tanks and two driveways leading to carports, plenty of off street parking and auto double garage with steel shelving and powder room. In this premier family-focussed pocket, just a short stroll to the shops, cafes, restaurants and train station of Sandringham Village, parklands, Sandringham Primary School, Sacred Heart Parish School, bus services and the beach. Land: 758sqm (approx.) For more information about this irresistible family showpiece contact Richard Slade or Kylie Charlton at Buxton Sandringham.