

**115 Pellatt Street, Beaumaris, Vic 3193**

**buxton**

**House For Sale**

Friday, 31 May 2024

**115 Pellatt Street, Beaumaris, Vic 3193**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 910 m2**

**Type: House**



Romana Altman  
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**\$2,150,000 - \$2,250,000**

Delivering instant family appeal, this expansive residence showcases five bedrooms, two bathrooms, three living and dining zones, two powder rooms, and a home office in a highly sought after location, close to shops, parklands, and schools. Effortlessly catering to every stage of family life, the home's supremely spacious interior dimensions are complemented by superb outdoor surroundings offering a myriad of living and dining options, in a leafy garden setting. Timber floors flow through the wide entrance hall to a sun drenched lounge and dining room, featuring a fireplace and glorious green outlooks - the perfect place for refined entertaining. At the rear, the bright and functional kitchen offers quality appliances, a breakfast bar and ample storage. Beyond, the fireside living, with bespoke cabinetry, and the relaxed meals area open to an elevated deck for al fresco dining. Upstairs, three additional bedrooms include two with direct access to a vast wrap around deck with stunning views across the treetops and the neighbourhood. This level is complete with a sparkling bathroom featuring a bath and a separate shower. On the ground floor in a separate wing perfect for multigenerational families, two additional bedrooms, one with built in robes, share a central bathroom, a stylish kitchen with stainless steel appliances, and a north facing living and dining area that spills through glass doors to a generous deck overlooking the rear gardens. Catering for those home workdays or for home based professionals, a ground floor office enjoys both external and internal access. Extras include separate laundry, two powder rooms, ducted heating, air conditioners in both living spaces and four of the bedrooms, two garden shed, two water tanks, two carports, and abundant off street parking. Entirely comfortable as is, the outstanding proportions of the home provide the ideal basis for a renovation, while the impressive 910m<sup>2</sup> approx. allotment offers options to build a contemporary masterpiece in this highly prized pocket (subject to Council approval). Mere footsteps to Seaview Village and bus services, and a short walk to Banksia Reserve, Stella Maris Catholic School, Royal Melbourne Golf Club, Beaumaris Primary School, the Concourse, and the beach. Plus, zoning for Beaumaris Secondary College and Mentone Girls' Secondary College. For more information about this distinctive two level property contact Romana Altman or Louise Herterich at Buxton Sandringham.