

**11a Grandview Avenue, Beaumaris, Vic 3193**

**buxton**

**Townhouse For Sale**

Monday, 22 January 2024

11a Grandview Avenue, Beaumaris, Vic 3193

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 352 m2**

**Type: Townhouse**



Romana Altman  
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Louise Herterich  
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**\$1,700,000-\$1,790,000**

A striking profile, premium finishes, stunning interiors and a brilliant sense of light and space come together in this alluring three bedroom, three bathroom plus study residence that takes sophisticated living to great heights. Wrapped in lush established gardens and infused with every imaginable luxury, this superb haven combines the extensive use of wood, granite, bluestone and banks of glazing to spectacular effect. Solid wood herringbone floors flow past a dedicated study or home office with adjoining utilities room where leafy front garden vistas create a serene backdrop. Beyond, a granite-finished laundry and coat room precede the expansive sun-lit family zone at the rear. Overlooking the dining room, the sumptuous kitchen is a true celebration of design and functionality. A suite of Euro appliances including gas cooktop, oven, rangehood and microwave combine with a vast waterfall granite island, Bosch dishwasher and butler's pantry for effortless entertaining and refined daily living. Embracing privacy and natural light, the expansive living domain opens out to the leafy and secluded northwest-facing gardens for relaxed outdoor entertaining. A stunning bluestone terrace is set below an electric awning with wind sensor providing the perfect place to relax overlooking gorgeous greenery. A sky-lit timber staircase links the two levels with all three bedrooms and a luxurious dual-vanity spa bathroom upstairs. The master bedroom suite opens to a balcony with peaceful tree-top vistas, and features walk-in robe and sleek granite ensuite; while two additional bedrooms enjoy extensive built in robes. Finished to exacting standards with Bosch security alarm, intercom, zoned Daikin heating and air conditioning, ducted vacuum, laundry chute, upstairs powder room, wool carpets to all bedrooms, double glazed doors and windows, outdoor shower, auto garden irrigation system and oversized garage with internal and rear access behind remote-controlled gate. Perfectly situated in a peaceful pocket between Donald MacDonald Reserve and Beaumaris Secondary College, this immaculately presented townhouse is also strolling distance to Royal Melbourne Golf Club, local primary schools, bus services, parklands, the Concourse and the beach and Bay Trail. For more information about this sophisticated sanctuary contact Romana Altman or Louise Herterich at Buxton Sandringham.