

**14 Florida Avenue, Beaumaris, Vic 3193**



**House For Sale**

Friday, 1 March 2024

14 Florida Avenue, Beaumaris, Vic 3193

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 738 m2**

**Type: House**



Michael Cooney  
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**\$2,350,000 - \$2,500,000**

A home that truly stands out from the crowd with its wide and welcoming single-level layout and sparkling oversized pool, this enticing residence is flushed with natural light and alive with luxe family appeal. Perfectly located just up from the beach and just down from the shops, it delivers a lifestyle to love within the tight Beaumaris Secondary College zone. Across the auto-gated front yard, the broad entrance opens to reveal the fabulous entertaining zone where a generous dining area extends to a light-lavished living space beneath a soaring elevated ceiling. The glossy grey kitchen has been topped with granite and features quality European appliances while stepping down, a huge family room connects with the large alfresco area looking across the brilliant electric pump-heated pool and a well-sized lawn. Two ensuited bedrooms are a real bonus for families giving options for parents and guests to have peace & privacy, two further bedrooms are also offered together with a study/fifth bedroom and these rooms share a modern full bathroom with double shower plus a convenient separate WC. Ducted heating and multiple split systems ensure year-round comfort, while rounding off an exceptional home are a large laundry, lock-up garage and ample off-street parking. A gentle walk to the shops & restaurants, metres to bus stops and close to primary schools, this highly desired position is also within the zone for Mentone Girls' Secondary College and close to Mentone's private and independent schools.