

**14A Agnes Street, Beaumaris, Vic 3193**

**KAY & BURTON**

**Townhouse For Sale**

Thursday, 21 March 2024

**14A Agnes Street, Beaumaris, Vic 3193**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Matthew Pillios  
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**\$2,350,000 - \$2,550,000**

With exquisitely appointed interiors enriched with honed marble, gleaming metallics, and the warmth of natural timber, this spacious and light-filled architect-designed four-bedroom beachside beauty will further captivate with its outstanding north-facing position. Privately set behind secure automated gates with video intercom entry, the brand-new custom-built family home is rich in contemporary curb appeal. Herringbone oak floors flow down a long hallway where a guest bedroom with a marble ensuite, and a luxe powder room introduce the generous proportions and quality of the fit-out. The main open plan living area is headed by a showstopping rose-hued travertine kitchen emphatically defined with a curved and fluted altar-like island bench, and equipped for effortless gourmet entertaining with a 900mm Fisher & Paykel induction cooktop and oven. The lavish use of travertine continues along benchtops and splashbacks to a walk-in pantry and adjoining wet bar. Floor-to-ceiling glass, which glides open to a pergola-covered alfresco deck, and a landscaped light court invite indoor/outdoor liveability to the main living/dining area that also features a gas log heater and custom joinery. Upstairs are two bedrooms with built-in robes, another luxe powder room, a marble and floor-to-ceiling tiled bathroom with twin vanities and walk-in shower, and a second living room/retreat. The sumptuous north-facing main bedroom has balcony access with treetop/neighbourhood views, a fitted walk-in robe and an opulent ensuite with a free-standing tub plus a walk-in shower. Additional features include zoned central heating and cooling with individual room controls, a stone laundry with external access, pure wool loop pile carpets, elegant brushed gold tapware and designer lighting, an under-stair storage room plus abundant built-in cabinetry, and a double remote operated garage with internal access and additional storage room. On a low-maintenance 420 square metre (approx.) allotment, with a rear access gate providing a direct connection to the Concourse, this prized, tightly held area of Beaumaris is coveted for its laidback village vibe and choice of cafes, restaurants, and boutiques. It is just moments to Beaumaris Reserve and with its sports fields, playground, and tennis club, and Ricketts Point and beaches are just a few minutes' walk away. Also, the address is in the Beaumaris Secondary College zone and close to Beaumaris and Stella Maris primary schools.