

**174 Beach Road, Sandringham, Vic 3191**

**buxton**

**Sold House**

Friday, 27 October 2023

174 Beach Road, Sandringham, Vic 3191

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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**\$3,300,000**

Let Port Phillip Bay be the breathtaking backdrop to your enviable lifestyle thanks to the privileged location of this spacious family home. Right opposite the beach with an upstairs entertaining zone designed to capitalise on the views, this executive home presents your chance to procure an address on one of Melbourne's most desirable boulevards. Screened behind a walled garden and introduced by a wide & welcoming foyer with water feature, the high quality setting conceals a real surprise to the rear where an indoor pool/spa and sauna with bathroom facilities offer the ultimate retreat & relaxation after a busy day. Also on this lower level is a spacious family room/meals area that opens to generous rear garden with alfresco patio, in addition to a dedicated study (in-built Liebherr wine store) and three superbly proportioned bedrooms (all with robes) serviced by a large spa bathroom with separate WC. But life here is all about the upper level and the fabulous locale. Offering a gas fireplace for the winter and a sundrenched terrace to relax as the sun sets below the horizon, this expansive living and dining zone connects in seamlessly with granite kitchen boasting quality appliances including a Miele microwave, coffee machine and semi-integrated dishwasher. Parents are afforded a luxury master upstairs featuring a walk-through robe and high-quality full ensuite, while a powder room, upgraded zoned heating/cooling, ducted vacuum, and considerable storage throughout plus a double auto garage with internal entry and garden shed are all included. With beautiful bayside trails giving you the best walk to the station for your daily commute, this premium position is within easy reach of buses, cafes & shops and close to both Firbank Grammar School and Sandringham Secondary College. For more information about this prestige beachside setting, contact Kylie Charlton & Adam Saunders at Buxton Sandringham.