

# 179 Tramway Parade, Beaumaris, Vic 3193



## House For Sale

Saturday, 28 October 2023

179 Tramway Parade, Beaumaris, Vic 3193

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 703 m2

Type: House



Kevin Pleysier  
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**\$1,750,000 - \$1,850,000**

A coveted Beaumaris address is just the beginning when it comes to the enormous appeal of this impeccably maintained and beautifully presented 4-bedroom home. Dishing up spacious accommodation and wrapped in a verdant garden setting, it is an offering that is primed for immediate enjoyment while also delivering exciting options for families for the future. Occupying a broad 703sqm allotment (approx.) with a frontage of 16.5m, the solid, single-level home features a serene lounge with a cosy gas fireplace, a central dining area plus an additional family/living room with stunning botanical outlooks. Quality stainless steel appliances star in the contemporary kitchen while the four bedrooms all boast built-in storage and share two well-positioned bathrooms. With new LED lighting throughout, also included are split system heating/cooling, a full laundry, garden shed, and a carport along with ample off-street parking. This is a home that will provide comfort and satisfaction for years to come - but if you are planning to refresh or rebuild, the location is definitely hard to beat (STCA). Within walking distance of both the Concourse and Seaview shops, it is well-serviced by bus routes, close to parks and reserves, a choice of primary schools, and is in the Beaumaris and Mentone Girls' secondary zones.