

**19 First Street, Black Rock, Vic 3193**

**buxton**

**Sold House**

Thursday, 21 September 2023

19 First Street, Black Rock, Vic 3193

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Contact agent

Private behind glorious high-walled greenery, this elegant town-residence with lovely water views, offers the perfect balance of sophisticated, light-filled spaces and contemporary functionality matched by a prized location strolling distance to the beach and Black Rock Village. Embraced by beautiful flowering gardens the flawlessly presented interior dimensions reveal three generous bedrooms, two luxe bathrooms, formal and relaxed living and dining and an upstairs study / work from home space. A well-proportioned, two-level layout is launched by a welcoming entrance hall flowing past a formal lounge room enjoying leafy aspects through a gorgeous bay window and onto the formal dining room for refined entertaining. At the rear, a sun-drenched living / meals area provides the perfect place to entertain with ease alongside a gourmet stone-topped kitchen featuring quality stainless steel appliances. A glass sliding door connects the relaxed living space with the beautiful outdoors. Here, an al fresco terrace is set amidst lush, north-facing gardens providing an idyllic and secluded place to relax and unwind. Family accommodation is spread across both levels. The ground floor master bedroom, with front garden vistas, features a walk-in robe, bay window and two-way granite bathroom with bath and shower. Upstairs, two additional bedrooms enjoy built-in robes, ceiling fans and plantation shutters, including the second master bedroom also featuring a sleek, semi-ensuite. A study nook and lovely bay views, further enhance this level. Additional features include separate laundry, quality carpets, hydronic in-floor heating, reverse-cycle air conditioners, ducted vacuum, plentiful storage and auto double garage with rear access. Underpinning its family lifestyle credentials, this impressive haven is only a 600 metre walk to the beach and Village shops, cafes, bars and restaurants, and close proximity to Beaumaris Secondary College, Black Rock Primary School, parklands, bus services and Royal Melbourne Golf Club. For more information about this outstanding, two-level home contact Romana Altman or Louise Herterich at Buxton Sandringham.