

# 1B Tibbles Street, Beaumaris, Vic 3193

MAK REALTY

## House For Sale

Monday, 27 May 2024

1B Tibbles Street, Beaumaris, Vic 3193

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 387 m2

Type: House



Omar Sirianni

## THE ONE | \$1.19M - \$1.28M

Welcome to 1B Tibbles St, Beaumaris. Fashionable and fabulous, this stunning single level home shines a light on the practicalities of modern living with its seamless dimensions, beautiful garden vistas and splendid street-front position. Upon entry, the home instantly impresses with the sparkling sheen of polished concrete floors, reflecting sunlight and adding ambience and style to the stunning open plan living and dining zone, before flowing through to the adjoining kitchen that hosts sleek stone benchtops, plantation shutters, quality appliances plus a breakfast bench. Step out onto a wrap-around courtyard offering a paved entertaining zone with overhead pergola. The master bedroom is enriched with plantation shutters, built-in robes and a fully tiled ensuite, accompanied by two additional bedrooms, huge retreat/4th bedroom (with robes), study plus a fully tiled family bathroom boasting a twin stone vanity, deep bath, shower and toilet. Additionally enhanced by a laundry, 3rd toilet, ducted heating, split system air conditioning, ceiling fans plus a fabulous location, moments from Beaumaris North Primary School, Beaumaris Secondary, Mentone Girls' Secondary, several golf courses, local shops, Westfield Southland, beaches, parkland, trains and major arterials.

**THE SPECIFICS**

- Master bedroom is enriched with plantation shutters, built-in robes and a fully tiled ensuite.
- Two additional bedrooms plus a huge retreat/4th bedroom (with robes) and study accompanied by a fully tiled family bathroom with toilet.
- Stunning open plan living and dining zone sparkling with polished concrete floors.
- Kitchen hosting sleek stone benchtops, plantation shutters, quality appliances, large ceramic sink plus a breakfast bench.
- Pleasing wrap-around courtyard delighting in established easy-care gardens and a beautiful paved entertaining zone with attractive overhead pergola.
- Further comprising; a laundry, 3rd toilet, ducted heating, split system air conditioning plus ceiling fans.

**THE LOCATION**

- Walking to Beaumaris North Primary and Beaumaris Secondary College
- Close to Mentone Girls' Secondary College
- Near local shops and Westfield Southland
- Convenient to several golf clubs, beaches, parkland and trains

**THE CLOSE**

Relishing breathtaking style, 1B Tibbles St, Beaumaris spoils its occupants with a sleek open plan design that encourages pleasing indoor-outdoor living with three stylish bedrooms, a versatile 4th bedroom/rumpus plus a study, moments from schools and superior lifestyle amenities.