

**2/287 Bluff Road, Sandringham, Vic 3191**

**buxton**

**Townhouse For Sale**

Friday, 17 May 2024

2/287 Bluff Road, Sandringham, Vic 3191

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Marc Stafford  
0395988222



Misty White  
0395988222

**\$1,100,000 - \$1,200,000**

Presenting a harmonious blend of refinement, functionality and comfort, this supremely spacious three bedroom, two bathroom plus study residence offers an exceptional lifestyle tailored for those who cherish the ease of carefree living. Nestled within a boutique group of only three homes, this welcoming, sun soaked sanctuary reveals timber floors flowing through the entrance hall to an elegant lounge room and adjoining dining room. This formal zone can be easily closed off, creating an intimate setting for refined entertaining. Bathed in northern light, the generous living room, featuring a split system air conditioner, opens onto a paved terrace embraced by low maintenance, northwest-facing gardens, providing a relaxed space for al fresco living and entertaining. Conveniently situated between the living room and the dining room, the stylish kitchen showcases granite benchtops, Technika appliances, a breakfast bar, ample storage, and leafy courtyard vistas. Upstairs, three light filled bedrooms offer built in robes. The master bedroom enjoys treed outlooks and is complemented by a sleek ensuite with dual vanities and spa bath, as well as a split system air conditioner for added comfort. Two additional bedrooms share a sparkling bathroom, with a bath and a separate shower. Adding to the appeal, a ground floor study offers flexibility to adapt to every family's needs. Additional features include powder room / fitted laundry, ducted heating, ducted vacuum, separate WC upstairs, exceptional storage, and an auto double garage with internal and rear access, plus extra off street parking. In this brilliant location, with Sandringham College just across the road, bus services, local shops, and cafes mere footsteps away, and close proximity to Sandringham East Primary School, Firbank Grammar Junior School and ELC, as well as parklands, Sandringham Village shops, cafes, restaurants, bar, and train station, and the beach. For more information about this contemporary, two storey haven contact Marc Stafford or Misty White at Buxton Sandringham.