

**204/12 Bay Road, Sandringham, Vic 3191**



**Apartment For Sale**

Friday, 3 May 2024

204/12 Bay Road, Sandringham, Vic 3191

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Stephen Wigley  
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**\$1,600,000 - \$1,760,000**

Perched over the heart of Sandringham Village, a contemporary three level 3-bedroom, 2.5-bathroom apartment beckons relaxation in an exclusive boutique block showcasing spectacular panoramic views across Port Phillip Bay. Step outside to cafés, wine bars, fine dining, Beach Road Foreshore playground, Sandringham Train Station, with proximity to the Bayside Farmer's market and prestigious schools. Walk across to the promenade lined with magnificent Canary Island Palm Trees to cycling tracks, water sports and walk to Sandringham Lifesaving Club through to Sandringham Yacht Club. Offering security up the lift to the second floor, pass the entry on the lower floor and be greeted through a long hallway to the bedroom wing. All 3 bedrooms offer full height built-in-robos, quality carpets and split system heating and cooling. The master bedroom suite adjoins a deluxe ensuite with shower, dual vanity and floor to ceiling tiling. The master and second bedroom each have sliding glass doors opening to a private balcony welcoming luminosity with bright views. The third bedroom features a large window and adjoins a central bathroom comprising a shower over bath and single vanity next to a separate powder room. A study nook features in the hallway with a European laundry and separate storage cupboard inbuilt under the staircase. Move up to the middle floor to an open-plan streamlined kitchen with cabinetry adding warmth to the interior scheme, complete with stone benchtops, glass splashback, waterfall island bench, ample storage and walk-in-pantry. The stylish and comfortable coastal ambience flows through to the Dining Zone with large windows offering beautiful calming vistas, and Living Zone being the focal point of the home lending itself to consummate entertaining opening out to an expansive balcony with BBQ area and coastal breezes. A spiral staircase up to the top floor to a breathtaking Roof-top panoramic entertainers' open-air terrace with extraordinary endless bay views over the beachfront parklands and around the bay to the Heads. A space ideal for watching the ships and yachts pass by and hosting grand events. Featuring private parking to accommodate two cars, celebrate this brilliant location with utmost beachfront lifestyle and smart spatial design perfect for year-round panoramic entertaining with loved ones.