

**206 Reserve Road, Beaumaris, Vic 3193**



**House For Sale**

Saturday, 13 April 2024

206 Reserve Road, Beaumaris, Vic 3193

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 558 m2**

**Type: House**



Kevin Chokshi  
0430195517



Elise Russell  
0451197709

**\$1,150,000-\$1,250,000**

Every once in a while we're lucky enough to present something exciting and utterly unique to the marketplace - and this is one of those times! Oriented to maximise every inch of the 33m (approx) north-facing boundary on its 558sqm (approx) CORNER block, this architectural, mid-century home is one of the rare opportunities you'll have to gain entry into tightly-held, 'course-side Beaumaris'. Directly opposite the lush golfing greens of the esteemed Royal Melbourne Golf Club - along with Sandringham, Victoria and Cheltenham Golf Clubs all within a couple of hundred meters - a backdrop of towering gums, visiting wildlife and sweet birdsong steals your heart. For families, the region's most renowned schools are at the door - moments from Beaumaris North Primary, and prized zoning for Mentone Girls' & Beaumaris Secondary Colleges. With preservation of the eclectic mid-century architecture a strong theme in the area, this classic seventies home dishes up spacious family comfort with a sun-filled northerly aspect, airy vaulted ceilings and some clever features to complement its distinct retro vibe. You won't need to look far to appreciate the charm of this home and let your imagination run wild with all the simple, cosmetic improvements that will bring it into the future. Features include ducted heating and split system air-conditioning, an automatic drive-in roller door, plus a double remote garage, solar panels, an outdoor spa and expansive indoor-outdoor entertaining. Three large bedrooms - each with outdoor access and huge robes - the impressive master suite with a HUGE walk-in robe and a modern ensuite with a dual shower and twin vanities. Come together in the expansive main living, dining and entertaining zone, which opens out onto a covered deck and in-ground spa in an all-enclosed outdoor entertaining arena that spans the length of the home. A large kitchen with a curved breakfast bar, updated ILVE oven and ceramic cooktop, dishwasher and plenty of storage. A comfortable, wonderfully accommodating family home that's not without its charm - delivering all the fundamentals and lots to embrace and enjoy. Renovate and further enhance on any scale, rebuild your dream home or subdivide and redevelop (STCA) this absolute north, 558sqm (approx) corner site. PLEASE NOTE: \*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.\* Photo ID required at all open for inspections