

20B Arkaringa Crescent, Black Rock, Vic 3193

NICK JOHNSTONE

House For Sale

Wednesday, 31 January 2024

20B Arkaringa Crescent, Black Rock, Vic 3193

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Bert Geraerts
0418514090



Jack Johnstone
0426241841

AUCTION SATURDAY 24 FEBRUARY AT 1PM

Designed with architectural innovation and enviable energy rating intelligence, this sublime residence reveals a creative response to contemporary family needs and celebrates a privileged Black Rock position - perfectly placed between the sands of Black Rock Beach & Bluff Road Village Shops. Cleverly crafted to showcase prestige proportions with 3.1m soaring ceilings, enhanced by pale engineered French Oak floors and crisp white walls, an expansive living & dining domain is the focal point of the home. Warmed by a sleek gas fireplace for family nights in, or alternatively, open the retractable glass doors and entertain al fresco, overlooking a lush garden & resort style pool (solar & electric heating) in complete privacy. A fully appointed chefs kitchen adds to the elegant feel and functionality with Caesarstone finishes, island bench, walk in Butler's pantry, stunning pendant lighting, and dual Miele ovens & cooktop. Modern families will appreciate the versatile layout offering a choice of master suite on both levels, each highlighting fully fitted walk in robes and hotel inspired ensuites, the ground floor with a two-way central bathroom & the upstairs main further offering treetop vistas from a private north facing balcony. A further 2 bedrooms boast BIRS, while kids have their own upper-level lounge/retreat and a deluxe main bathroom with rain shower and separate WC. Luxuriously fitted with stretches of natural stone, opulent sheers, custom joinery, LED lighting and ample storage throughout, a full-sized laundry, tilt & turn windows, solar panels, plus zoned ducted heating/cooling/vacuum, and alarm system. Securely accessed by video intercom, automatic gates, and remote double garage with internal access. Located near Black Rock Primary School and the kindergarten, this prized locale is well-serviced by buses on Bluff Road and close to championship golf courses, parks, the beach, bay cycling & walking paths - it is also within minutes of Bayside's many elite private schooling options. At a glance... Brand new, 4-bedroom architect designed town residence Choice of downstairs or upstairs master bedroom High end fittings & fixtures Open plan living & dining zone, multiple living spaces Sliding stacker doors to the private undercover alfresco decking and lush garden Resort style pool (solar & electric heating) Stone topped kitchen with premium Miele appliances, butler's pantry & island bench 4 bedrooms (2 with BIRS & 2 with WIRS) the master beds with luxury ensuites North facing balcony from upstairs master bed Hotel style central bathroom with rain shower & separate WC Internal access automatic double garage Envidable location - close to beach, schools, parks, public transport Property Code: 2828