

**21 Scott Street, Beaumaris, Vic 3193**

**buxton**

**House For Sale**

Thursday, 8 February 2024

21 Scott Street, Beaumaris, Vic 3193

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 633 m2**

**Type: House**



Romana Altman  
0395988222



Louise Herterich  
0395988222

**\$2,300,000-\$2,500,000**

In a peaceful family-focussed pocket moments to the foreshore, this extraordinary architect designed residence is a statement of distinctive style, outstanding comfort and flexibility and beautiful connection to the outdoors. A spectacular example of intelligent design, carefully considered spaces unfold across a single-level layout, exceptionally curated with a fastidious downsizer or family in mind, designed for long term liveability and effortless functionality. Set back from the street with ample onsite parking behind easy-care plantings, a covered porch introduces an airy palette of neutral tones - crisp white walls, white stone finishes, pale timber cabinetry, sand coloured flooring and white ceiling fans, evoking a tranquil beachside ambiance. Maximising exposure to the north and west, the living, dining and kitchen zone is perfect for refined daily living or effortless entertaining, with the beautiful pool and gardens always on show. Overlooking the spacious dining zone, the gourmet kitchen is equipped with Caesarstone benchtops and breakfast island, Steel 5-burner gas cooktop, Neff oven, Fisher & Paykel DishDrawer dishwasher and abundant cabinetry. High ceilings, towering walls of glazing and clerestory windows accentuate the sense of light and space in the soundproofed living room, that can be closed for complete privacy. Glass sliding doors from the living room and dining room seamlessly flow to a wrap-around deck where glorious greenery creates a tranquil backdrop to relaxed poolside living and entertaining. Enjoy a morning swim in the gas and solar heated, 18 metre lap pool, unwind in the 6-person spa or relish all seasons dining on the undercover deck featuring heaters and ceiling fan. Zoned away from the living zone, three generous bedrooms include the master suite with extensive fitted robes, walk-in robe, luxe ensuite, access to the rear deck, window seat and exquisite garden aspects through a large picture window. Two additional bedrooms, each with built-in robes and desk, sit alongside two sleek bathrooms. Perfect for home based professionals, the storage-rich study opens through glass double doors to a timber ramp leading to the lush, private rear gardens; while a basement studio offers a multitude of uses from home office to artistic pursuits. Extras include video intercom, sky-lit powder room, fitted laundry, 4-zone ducted heating and air conditioning, plumbed in Weber barbeque, 9.6kW solar system, R3 insulation in the sub floor, 2000 litre water tank servicing the garden and WCs and auto garage with rear and internal access. At this wonderful lifestyle location with Beaumaris Bowl Club and Bodley Street Tennis Club just footsteps away, Banksia Reserve, Beaumaris Primary School, Beaumaris Secondary College, Keys Street shops and cafes and the Concourse all within easy reach. For more information about this serene and secluded single-level sanctuary contact Romana Altman or Louise Herterich at Buxton Sandringham.