

**22C Duncan Street, Sandringham, Vic 3191**

**buxton**

**Townhouse For Sale**

Thursday, 1 February 2024

22C Duncan Street, Sandringham, Vic 3191

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 322 m2**

**Type: Townhouse**



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**\$2,000,000-\$2,200,000**

Family excellence, designer styling and an indoor-outdoor relationship of seamless fluidity unite in this flawlessly presented four bedroom, three bathroom residence, peacefully positioned in a quiet pocket, opposite R.G. Chisholm Reserve. A dramatic contemporary profile introduces a carefully curated floorplan, dedicated to luxury, comfort and practicality. Sophisticated interiors are enhanced by an inspired palette of finishes from engineered Oak floors to bespoke cabinetry and joinery, the dramatic use of natural stone throughout and a breathtaking floating staircase; while towering walls of glazing emphasise the openness and connection with the outdoors. Flooded in natural light, the glamorous living and dining zone with a feature timber-panelled wall, full-width entertainment unit and gas log fireplace is a supremely elegant space. Here, huge stacker sliding doors create effortlessly indoor-outdoor flow, spilling to a substantial alfresco entertainment terrace set in entirely private northeast-facing gardens with lawn area and lush, low-maintenance surrounds. Back inside, the gourmet kitchen is beautiful to look at and superior in function. Stunning natural stone benchtops, splashbacks and breakfast island harmonize with exquisite timber cabinetry and Bosch appliances including induction cooktop, two ovens and dishwasher. The four bedroom accommodation includes an alternative ground floor master bedroom with extensive built-in robes, luxe ensuite and access to a private terrace; while upstairs the lavish master bedroom suite enjoys designer walk-in robe and sumptuous twin-vanity ensuite with freestanding bath. Two additional bedrooms on this level feature built-in robes and share a sleek family bathroom. Also on the first-floor, the warm glow of northern light illuminates the generous retreat where two sets of stacker doors open out to a wrap-around balcony terrace - providing a lovely place to relax and unwind while enjoying tranquil treed outlooks. Easily adapting to any number of family living and entertaining requirements, this alluring 6-star energy rated haven also includes large fitted laundry with adjoining storage room, chic ground floor powder room, quality carpets, sheer curtains, LED sensor lights in bathrooms zoned Panasonic reverse-cycle air conditioning, double glazed doors and windows and internally accessed auto double garage. In this family-focussed location with Shane Warne Oval just across the road, bus services and Sandringham College close by, plus Sandringham Primary School, Sandringham Village shops, cafes, restaurants, bars and train station, and the beach, all in easy proximity. For more information about this sublime newly completed showpiece contact Richard Slade or Marc Stafford at Buxton Sandringham.