

**30 Martin Street, Beaumaris, Vic 3193**



**Sold Townhouse**

Saturday, 11 November 2023

30 Martin Street, Beaumaris, Vic 3193

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 333 m2**

**Type: Townhouse**



Angus Graham



Nick Sinclair

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**\$2,130,000**

Step up to a rare scale of low-maintenance, high-activity family living between the parklands and the bay. Sized up with four bedroom, 3.5 bathroom, triple zone family living without compromise, this substantial residence is set in well-utilised approx 333sqm grounds with a lush front yard, a wraparound entertainers' terrace, four-car basement garaging ...and parklands all around as bonus 'backyards.'Offering three living zones across an innovative split-level design, this expansive home features a sun-bathed formal zone facing north over the tennis courts and park, an expansive family zone flowing out to a sea-breeze entertainers' terrace, and a quiet lower-level media lounge for live-loud home-entertainment. With double-plus bedrooms and a huge family bathroom, there's even a choice of suite at either end of the home - each with ensuite and walk-behind robe.Appointed in prestige style with a wide walk-in pantry for the Smeg appliance kitchen, and dual-vanities for most of the stylish bathrooms, this upscale residence is optioned up too - with individual reverse-cycle air-conditioners for most rooms, ducted vacuum, alarm plus video-intercom, and great storage in an immense family laundry, a huge basement storeroom, and sub-floor storage areas. Surrounded by parks, sports facilities and beaches, this high-activity location has endless open space at the door, with the courts, greens and playground of Bodley St Reserve directly opposite, Banksia Reserve within 350m and Beaumaris Bay beach within a walk. On the edge of Keys St shopping village with the clifftop walking and cycling tracks at the end of the street, there's even the Concourse, Beaumaris Primary School and Secondary College within walking distance. and the Mentone schools in reach... and in-Zone.