

**378 Beach Road, Beaumaris, Vic 3193**

**KAY & BURTON**

**House For Sale**

Friday, 3 May 2024

**378 Beach Road, Beaumaris, Vic 3193**

**Bedrooms: 5**

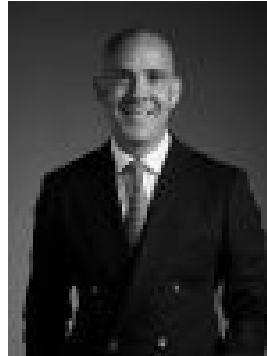
**Bathrooms: 3**

**Parkings: 6**

**Type: House**



Jamie Driver  
0400126612



Alex Schiavo  
0392521807

## Expressions of Interest Close Tuesday 28 May 5pm

Beautifully situated overlooking Beaumaris Bay, this homes corner site takes full advantage of 180° uninterrupted views out to sea and down the bay to Arthurs Seat in the distance. An ever-changing sea vista makes living in this house a joy and a privilege. Architecturally designed and built by Grollo Homes who specialise in constructing custom-built luxury houses, the layout and scale of the property and the quality of finishes are sure to impress. The interior layout offers a wonderful range of living, entertaining and accommodation spaces across the homes three levels. The impressive entry is through American oak doors which open into a spacious polished concrete floor family area, with a sitting room and access through bi-fold doors to a relaxed private outdoor garden terrace. The middle area features a front sitting room/bedroom or office that has wonderful views over the garden and out to sea with two further bedrooms on this level. The first bedroom is very generous featuring a large ensuite and sea views that has its own private covered terrace. Another generous bedroom with walk-in robes adjoins the family bathroom. A stunning floating curved timber staircase takes you up to the top level where as you emerge from the staircase, the view takes your breath away. The top floor consists of an open plan sun-filled living /dining area, all with sensational views, high above the bay. A swimming pool, covered terrace and bifold doors help create a resort lifestyle. A gas log fire makes for warm and cosy winter evenings. The whole area is served by a first-class kitchen with Calcutta, marble, Italian cabinet fit-out, Miele appliances, zip tap and a large butler's pantry. The luxurious main bedroom has wonderful views out to sea over the swimming pool and an adjoining private Terrace. A fabulous stone oval bath, granite finishes, double vanities, and Italian designed dressing room with an adjoining huge, wet room/shower that leads into a large sauna and adds to the luxury of the master suite. A powder room, gym, and another spacious bedroom complete the top level of the home. Lift access over the three levels future proofs the home and provides important convenience. Access to the five-car garage is easy and secure with the driveway designed so you can turn and always drive safely out onto Beach Road. The garage features, a large workshop, storeroom, pool equipment room, water tanks, and wine cellar. A separate foyer to the lift adds security to the area. Further highlights of this beautiful home include brand-new premium carpets, hardwood floors, walk-in and built-in robes, comprehensive heating and cooling, ducted vacuum, video intercom, and an extensive security system, featuring beams surrounding the whole property and cameras all connected seamlessly through the mobile app on your phone. Moments from the famed Sandbelt golf courses and leading schools (zoned for Beaumaris primary and secondary) it's steps from peaceful parks, numerous cafes, and the vibrant Concourse shopping centre, with Port Phillip Bay painting a vivid backdrop for strolls, runs, and bicycle rides along the iconic Bay Trail.