

# 38 Tramway Pde, Beaumaris, Vic 3193

## House For Sale

Wednesday, 17 April 2024

38 Tramway Pde, Beaumaris, Vic 3193

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 435 m2

Type: House



Bert Geraerts  
0418514090



Eliza Geraerts  
0437342003

## PRIVATE SALE

Bringing an enviable entertainer's lifestyle to the peaceful beachside streets of beautiful Beaumaris, this huge 435sqm approx. stylishly renovated town residence is a standout example of low maintenance luxury. Set amongst landscaped gardens that demand minimal upkeep, the home offers families a sprawling floorplan requiring absolutely nothing other than to move in and start living. Beyond the eye-catching façade, chic wide-board flooring flows past the first of two ensuite bedrooms and an adaptable study to the expansive open plan living and dining zone. Connecting seamlessly with a sleek kitchen boasting a waterfall stone island bench, masses of storage and a walk-in pantry, this space then extends even further out through bi-fold doors to a sheltered alfresco deck complete with outdoor kitchen. Currently mod-grass, the deep garden features gated access to a rear laneway which would facilitate the installation of a pool if desired (STCA). As well as the primary master suite on the ground floor, on the upper level, the second master bedroom boasts a private balcony, luxury ensuite and walk-in wardrobe – also here are two further bedrooms and yet another bathroom along with more living space that opens out to a terrace and is perfect as a teen or guest retreat. The huge basement houses a gym or cinema room as well as a purpose-built cellar and large cool-room ideal for grand scale entertainers while the auto garage has the space for 3-4 vehicles. Freshly painted, newly carpeted and with luxury tapware & tile choices in all the bathrooms (including baths in both ensuites), this executive abode also offers a powder room & full laundry plus reverse-cycle heating/cooling and ducted vacuum. Around the corner from the bay, metres to bus stops and Key Street shops & restaurants, this highly desirable position is also close to parks & the kindergarten as well as a choice of public & private schooling – zoning for Beaumaris & Mentone Girls' secondary colleges is an added drawcard. At a glance... Fully renovated 4-BR/3.5-Bath town residence· Expansive entertaining area and sleek stone kitchen· Alfresco deck overlooking mod-grass garden with ROW· Choice of ensuite bedrooms and multiple living areas· Basement gym, wine cellar and cool-room· Heating/cooling and garaging for 3-4 cars Walk to shops, dining and the beach – BSC

Property Code: 2893