

39 Balmoral Avenue, Sandringham, Vic 3191

buxton

House For Sale

Thursday, 9 May 2024

39 Balmoral Avenue, Sandringham, Vic 3191

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Romana Altman
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\$1,800,000 - \$1,920,000

A peaceful park side precinct forms the perfect backdrop for a lifestyle of luxury, comfort, and outstanding liveability in this superb family residence, backing onto Merindah Park. Revealing a level of sophistication that involves the utmost consideration but feels effortless, the four bedroom, two bathroom layout offers formal and relaxed living zones, bedrooms across both levels, and beautiful low maintenance gardens. Double doors open to a wide entrance hall, with warm parquet flooring, flowing through the ground level featuring high ceilings, high end appointments and lavishly proportioned dimensions. Designed to impress, refined interiors and tranquil outdoor spaces are impeccably curated for a seamless indoor-outdoor experience. Set beneath raked ceilings, the north facing lounge room is a beautiful space for refined living. At the heart of the home with an emphasis on entertaining, a vast living and dining domain accompanies the gourmet kitchen with granite benchtops, large breakfast island, plentiful cabinetry, Bosch 5 burner gas cooktop, Smeg oven and Asko dishwasher. Three sets of French doors, from the living area seamlessly connect to a substantial northwest facing terrace, for fabulous al fresco living in private green surrounds. Upstairs, three bedrooms include the sizeable master bedroom suite features sleek twin-vanity ensuite with corner spa bath, fitted dressing room and glorious tree top outlooks. Two additional bedrooms, on this level, feature built in robes and share a sleek bathroom with bath and separate shower, while a downstairs bedroom offers robes and front garden vistas. Complemented by security alarm, video intercom, fitted laundry, ground floor powder room, ducted heating, split system air conditioners in all the first floor bedrooms plus the living and dining room, abundant storage, and auto double garage with rear and internal access. In a location prized for its family lifestyle credentials, this peaceful haven offers easy access to Sandringham College and Sandringham East Primary School, both just around the corner. Additionally, numerous parklands and lifestyle amenities are a short walk away, while great shopping, dining, and transport options, and the beach are in easy proximity. For more information about this impeccably presented park side sanctuary contact Romana Altman or Louise Herterich at Buxton Sandringham.