

# 39A Beach Road, Hampton, Vic 3188



## House For Sale

Wednesday, 10 April 2024

39A Beach Road, Hampton, Vic 3188

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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**\$2,850,000 - \$3,000,000**

Exclusively situated amongst some of Melbourne's finest homes opposite Port Phillip Bay with glistening panoramic views that span from Sandringham Yacht Club to both Bellarine and Mornington Peninsula, this generously proportioned residence merges seamless indoor-outdoor connection with an undeniable air of refinement. Brilliantly crafted to maximise its bay aspect and fill its proportions with streams of natural light, the home's impressive entrance starts with an expansive foyer and curved staircase, affording a sense of grandeur. A casual downstairs lounge & sitting area with easy visual connections to a paved and sun-filled, north-facing courtyard garden, set the tone for easy living on the ground level, where two bedrooms form the beginnings of a family floor plan, including an ensuite guest bedroom with independent access. Upstairs, the flow culminates in a Miele-equipped granite kitchen with a viewing bar, perfect for entertaining, where curved high ceilings offer an effortless connection through the living domain to a sunny balcony crafted for lovers of alfresco living and horizon sunsets. The main bedroom is on the first level, offering idyllic privacy, a walk-in dressing room, and a large bath-ensuite. Further up, those who crave entertainment will love the rooftop terrace, affording a unique and exclusive panoramic backdrop to hosting events that embrace the city lights to the north. Accessed securely via intercom entry and alarm system, the home also presents a home office or fourth bedroom, gas fireplace, a basement double lock-up garage with dumbwaiter, a private and secure powered workshop, a third bathroom, ducted vacuum, a powder room, large laundry, central heating and air conditioning. Steps to the sand, and merely moments to Hampton Street's shopping and dining scene, this premier position is also just 500m to Hampton train station and close to high quality schooling, including Hampton Primary and both St Leonard's and Haileybury colleges.