

**4/390 Bluff Road, Sandringham, Vic 3191**



**Townhouse For Sale**

Wednesday, 3 April 2024

4/390 Bluff Road, Sandringham, Vic 3191

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Angus Graham  
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## **\$1,000,000 - \$1,100,000**

See the lifestyle value in this stylish 4 bedroom, 2.5 bathroom, dual zone streetfront home and live the life at an invaluable Sandringham address. Sized up with a relaxed formal lounge extending to a home-office area, and a light-filled kitchen-casual zone beyond a glossy granite and European appliance kitchen, this brilliant Bayside home has even more living in a decked entertainers' courtyard stretched out beyond two sets of wide glass-sliders. Cleverly accommodating with a dedicated first-floor bedroom level (with a quiet rear master-suite) plus a bonus ground-floor bedroom, this streetfront home puts the focus on quality with classic bathrooms including an elegant ensuite, airy plantation shutters for almost every window, deep stained hardwood floors and matt-black hardware and tapware. Showcasing exceptional attention to detail with a grand wrought-iron entry echoed in beautiful balustrading, a sparkling Halo lighting complemented by a sculptural ceiling-fan, this custom-finished residence shines with family functionality too. With walk-in and built-in robes plus a walk-in pantry, this centrally-heated home has individual reverse-cycle climate-control to almost every room, and excellent security including a Tri-Lock entry door plus a Crimsafe screen-door from the double auto-garage to the interior. Even the garden space is expertly crafted; with a second sunny deck and veggie boxes in the privacy fenced front yard! Steps to local shops, a kick to Boss James and Peterson Reserves, and last minute wander to Sandringham College, this streetfront townhouse is perfectly positioned to enjoy Sandringham's beachside village life and Highett's hospitality strip (and their individual rail lines) ...they're both within 3 minutes!