

**40 Cloris Avenue, Beaumaris, Vic 3193**



**Sold Townhouse**

Friday, 11 August 2023

40 Cloris Avenue, Beaumaris, Vic 3193

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 371 m2**

**Type: Townhouse**



Michael Cooney  
0395896077



Oliver Cooney  
0395896077

## Contact agent

Warmed by streams of glorious sunshine thanks to its desirable northerly frontage, this stunning 3-bedroom, 2-bathroom residence is a home that offers as much appeal to busy families as it does downsizers and professionals. Opposite Stella Maris Tennis Club, the home's striking contemporary facade makes a lasting first impression, but it is its spacious, stylish, and welcoming interiors that will really make an impact. With glossy hardwood floors flowing seamlessly through the downstairs spaces, the home's open plan layout is bound to appeal. The vast living/dining area is a host's dream setting while prestige Miele appliances, stone surfaces, and a butler's pantry star in the gourmet kitchen, making entertaining easy. A serene ground floor main suite is an in-demand inclusion, while two more bedrooms (each with built-in robes) are positioned upstairs along with a sundrenched lounge and chic & stylish main bathroom. When it comes to outdoor spaces, there is a huge wrap-around terrace on the home's upper level in addition to the multi-seasonal alfresco deck and easy-care garden below. Multiple split systems, a guest powder room, laundry, ceiling fans, solar panels, and a double auto garage with house access complete an exceptionally appealing package - all securely positioned behind remote controlled gates for optimum privacy. In the prized Beaumaris and Mentone Girls' secondary zones and within a stroll of both Stella Maris and Beaumaris primary schools, this impressive home is also just moments to the Concourse, numerous parks & reserves, bus stops, and the bay.