

**447A Balcombe Road, Beaumaris, Vic 3193**



**Townhouse For Sale**

Wednesday, 20 March 2024

**447A Balcombe Road, Beaumaris, Vic 3193**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Chris Kavanagh  
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Michael Care  
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**\$1,630,000 - \$1,730,000**

This immaculate contemporary residence sets the benchmark in luxurious yet relaxed Bayside living in a prestigious lifestyle locale. Crafted by renowned architect Patrick Miceli, this captivating home unfolds beyond a picturesque boardwalk-bridge, inviting you into a world of light-filled, low-maintenance living with striking contemporary flair. Prepare to be impressed by the seamless fusion of form and function as you explore its thoughtfully designed multi zoned layout. From its striking impressive entry to expansive living areas adorned with 3.3m-high ceilings, every corner of this home exudes sophistication and style. Discover tranquility on the quiet bedroom level, featuring a luxurious master suite showcasing a generous walk in robe & ensuite, perfect for parents, whilst its three additional bedrooms are serviced to a tee by a grand central bathroom. On the lower floor a separate lounge/theatre room compliments a grand open plan kitchen/dining/living zone that has to be appreciated for its sheer size. High ceilings and the use of bifold glass doors truly accentuate its scale and maximise natural light, whilst seamlessly leading to a low maintenance garden and deck, a fabulous place to entertain. Aspiring chefs are certain to be delighted by an exquisite kitchen showcasing an extra-large island bench made from a single piece of Italian marble, 900mm stove, dishwasher and plenty of cleverly designed cupboards and drawers. Practicality meets elegance with modern conveniences such as ducted heating, air-conditioning, ducted vacuum system and an abundance of storage options ensure ease of everyday living. Set privately behind electronic gates, a double garage plus additional secure parking in front offers ample off street parking. Nestled in the heart of the prestigious Beaumaris Secondary College Zone and zoned for Mentone Girls Secondary College, this exceptional home offers a coveted lifestyle with easy access to the vibrant Concourse, pristine beaches, world-class Sandbelt golf courses and Southland Shopping Centre. \*\* This Auction will be conducted on-site at the property & also online via the GAVL APP on Saturday 13th of April at 1:00 pm\*\* Barry Plant clients have the opportunity to watch, bid and buy on live property auctions. Register through [www.gavl.com.au](http://www.gavl.com.au) and follow the property link:<https://www.gavl.com/dashboards/propertydetails/X04y14rcWb/447a-balcombe-road-beaumaris-victoria-3193>To bid you must download the free GavL App. For more information, please contact Michael Care on 0432 488 939 or Chris Kavanagh on 0432 824 448 from Barry Plant today. ALL ENQUIRIES MUST INCLUDE A CONTACT NUMBER.