

45 Balmoral Ave, Sandringham, VIC, 3191

Sold House

Saturday, 10 June 2023

JellisCraig

45 Balmoral Ave, Sandringham, VIC, 3191

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House

Poolside Pizzazz with Park Views

Opposite leafy fields and capturing a wealth of northern sun, this dynamic five bedroom three bathroom residence has been designed to entertain around the pool while maximising the views and light. Elevated with every living space opening to the outdoors, this striking sensation features a relaxing lounge opening to a paved alfresco courtyard, a sliding door to a fabulous granite kitchen (walk in pantry, Bosch dishwasher) with sun filled meals area (cellar), a brilliant family room opening to the sumptuous heated pool and deck (bench seat), and a unique breezeway that's filled with storage and sashless windows to the designer poolhouse (fifth bedroom) with its own chic bathroom and a store room. A powder room and a fitted laundry complete the ground floor. Upstairs has a raked ceiling and features four spacious bedrooms (robes) including the main bedroom (Juliet balcony and striking ensuite with glamour lights), a large study area, separate toilet and a charcoal-toned bathroom. With two crossovers for off street parking, this contemporary haven is in low maintenance gardens and is appointed with polished boards, ducted heating, evaporative cooling, speakers, white timber blinds, video intercom and a utility courtyard with shed. In the prized Sandringham Green Belt where parks meet parks, metres to Sandringham College, Sandringham East Primary School and bus services, walk to cafes on Bluff Road and Bay Road, championship golf courses and Sandringham Family Leisure Centre, minutes to Sandringham Village, train services and the beach.