

# 50 Holloway Road, Sandringham, Vic 3191

## House For Sale

Tuesday, 6 February 2024

ATRIA  
REAL ESTATE

50 Holloway Road, Sandringham, Vic 3191

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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**\$2,150,000 - \$2,250,000**

Fast Five Why? Free-standing, free-flowing and family-sized over two impressive levels, every element of this refined 4 bedroom, 2.5 bathroom entertainer will leave a lasting impression. It all adds up to an outstanding opportunity in a location your whole family will love. Place this timeless example of picture-perfect living on the top of your list today! What? Immerse yourself in an elegant sense of sunlit space in this spectacular home with an enticing mix of inviting luxury, seamless indoor-outdoor allure and parkside tranquillity. Beyond a beautifully maintained garden, the entry is high, wide and welcoming before opening up to reveal an instantly relaxed formal living room warmed by a working fireplace and perfectly positioned to slip away for some quiet time. A formal dining room will add a sense of occasion to every celebration, while a large study takes care of work-from-home duties with professional panache. Freshly painted throughout, a vast open-plan living and dining area is underpinned by an exquisite kitchen boasting an imposing island bench, sleek stone surfaces and premium stainless-steel appliances including a Miele dishwasher. This impressive workspace is further enriched by a coffee/breakfast nook, a concealed storage space and a roomy walk-in pantry. Purpose-built for memorable entertaining all year round, step outside through bi-fold doors to a paved alfresco terrace and tiered garden with plenty of room to stage the full complement of outdoor settings. Venture upstairs to an air-conditioned retreat featuring a designated study area. Nearby, the quartet of robed bedrooms are all generous in size with the light-filled main highlighted by a parent's retreat, walk-in robes and a twin-vanity spa ensuite. Enjoy a family-sized bathroom with a luxurious bathtub, a large laundry and a handy ground-floor powder room. Additional standouts include heating/cooling on both levels, secure alarm, a 2-car garage plus additional off-street parking and 19 solar panels on the roof. Immaculately presented and finished over approximately 607m<sup>2</sup>, this is one very special property! Where? Framed by green expanses and dog-friendly Merindah Reserve, the peaceful setting is only one part of the picture. Walk to bus transport and the zoned primary and high schools, while a short drive will take you to a sought-after selection of sandbelt golf courses, your very own bay beach, Sandringham Yacht Club and the local village with its mix of rail, retail and restaurants. When? This two-storey temptation is being prepared for Auction on March 2 at 12pm. Act quickly as it's sure to be popular. How? Call Russ Enticott on 0431 526 636 today for more information on this exclusive opportunity.