

**59b Arkaringa Crescent, Black Rock, Vic 3193**

**buxton**

**Sold Townhouse**

Friday, 11 August 2023

59b Arkaringa Crescent, Black Rock, Vic 3193

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



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## Contact agent

There is nothing like the luxury of exquisite execution and a no-expense-spared commitment to quality, design and function and that is exactly the raison d'être of this innovative highest echelon town residence - the latest project by award winning Novo Developments. Commanding attention with its towering facade of striking black and Venetian plaster softened by creamy sandstone, this colour palette is an enduring theme through the gorgeous interiors. The entrance is breathtaking, featuring a double height void with more Venetian plaster and expanses of glass contrasting with stretches of pale oak, but it is the rear entertaining zone which raises the bar to extraordinary heights. Here, the Dolomite Super-white granite kitchen is appointed with premium Miele appliances including twin ovens and an integrated dishwasher, its curvaceous island bench featuring on-trend contoured accents. A northerly orientation floods the expansive living and dining zone (with gas fireplace and floating entertainment unit) with the purest natural light - two banks of floor-to-ceiling sliders can be thrown back to blend indoors with the landscaped garden where a sleek alfresco area sets the scene for outdoor entertaining and ample green grass provides space for kids as well as scope to add a pool if desired (STCA). With four bedrooms in total, a sought-after highlight is the inclusion of an ensuite bedroom on each level giving options for ground-floor master, while families will appreciate the extra living space offered by the upstairs retreat with elevated views across the rooftops as well as a study zone with built-in workstations and a glorious main bathroom. Full height doors, luxury sheers & block-out blinds and reams of storage are the hallmarks of this world-class property, while each of the bathrooms headline underfloor heating & heated towel rails plus superb tile choices, brushed gun metal tapware and accent lighting all adding to the calibre of the build. A large laundry, striking guests' powder room and double auto garage are also offered, together with app-enabled HikVision CCTV & intercom and a Paradox alarm & control system plus MyZone ducted heating/cooling and ducted vacuum. An unrivalled property deserving of a celebrated bayside location. Under ten minutes on foot to the beach and village, doors to Black Rock Primary and zoned for Beaumaris Secondary College, it is set in a coveted pocket wrapped in sand-belt golf courses. For more information about this luxury leading-edge home, contact Romana Altman or Louise Herterich at Buxton Sandringham.