

**64 Bamfield Street, Sandringham, Vic 3191**

**buxton**

**House For Sale**

Friday, 2 February 2024

64 Bamfield Street, Sandringham, Vic 3191

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 836 m2**

**Type: House**



Romana Altman  
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Louise Herterich  
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**\$4,300,000-\$4,500,000**

Set in an idyllic pocket strolling distance to the Village and the beach, this outstanding residence's light-filled and intelligently zoned dimensions deliver optimum family harmony with superb indoor-outdoor liveability. Immaculately presented manicured gardens bestow the home with immeasurable appeal; while its perfect placement across from Sandringham Primary School and mere footsteps to Bamfield Playground and AJ Steele Reserve, add to the home's family credentials. Beautifully scaled interior dimensions and exceptional connection to the glorious outdoors define every room of this superb home providing the perfect combination of formal and relaxed living spaces, four oversized bedrooms, a dedicated study / home office and fitted study nook. Leafy outdoor environs enhance the elegant lounge room where a gas fireplace provides warmth and ambiance; while at the rear, floor-to-ceiling garden framing windows enjoy views across a stunning resort-style entertainment oasis with gas heated swimming pool and spa. The generous dining room opens out through glass sliding doors to an expansive covered dining terrace featuring Beef Eater barbeque, strip heaters, sky-light and built-in seating; while the substantial fireside living zone seamlessly connects to the poolside terrace and the deep private rear gardens, offering plenty of space for children and pets. Back inside, the gourmet kitchen unites stone benchtops, vast breakfast island, Miele appliances including gas cooktop and two ovens, Asko dishwasher and generous walk-in pantry. Zoned for privacy on the ground floor, the lavishly proportioned master bedroom showcases luxurious twin-vanity ensuite with bath and separate shower, generous walk-in wardrobe and access to a tranquil and secluded northern courtyard, wrapped in gorgeous greenery. Upstairs, a fitted study zone and sun-splashed retreat accompany three generous bedrooms with built-in robes and a sleek fully-tiled family bathroom. Perfect for home-based professionals, there is also a dedicated study/home office on the ground floor. Extras include video intercom, security alarm, timber floors, vast laundry with drying cupboard, powder rooms on both levels, ducted heating, evaporative cooling (upstairs), split-system air conditioner in the master bedroom and living room, in-floor heating in all bathrooms, laundry chute, ducted vacuum, abundant storage, garden irrigation system, internally-accessed auto double garage plus desirable rear access to Gypsy Way. At this highly desirable lifestyle location, with bus services, great shopping and dining at Sandringham Village plus city-bound trains, all just moments away. For more information about this sublime, resort-style beachside sanctuary contact Romana Altman, Mark Earle or Louise Herterich at Buxton Sandringham.