

# 7 Green Parade, Sandringham, Vic 3191

**buxton**

## House For Sale

Thursday, 29 February 2024

7 Green Parade, Sandringham, Vic 3191

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Christian Hegarty  
0395988222



Misty White  
0395988222

**\$1,650,000 - \$1,720,000**

Serenely set within lush green surrounds behind a picturesque profile, the alluring elegance displayed within this stunning light-filled residence creates a captivating and enduring first impression. A sheer delight with superb single-level living, generous proportions, lovely era features, and contemporary style, this four bedroom plus study sanctuary presents a wonderful low-maintenance lifestyle in a prized family-focused pocket. A wide entrance hall framed by high ceilings and warm polished floors flows through to the superb family zone at the rear. Expanses of glazing capture gorgeous natural light, while weaving the green of the garden into the beautiful living room, perfectly cosy by the open fireplace, and adjoining dining area. The gourmet kitchen with stone benchtops, Germania 5 burner gas cooktop, oven, Bosch dishwasher, breakfast island, and abundant cabinetry overlooks the living /dining zone for effortless entertaining. Glass sliders lead out to an elevated deck for wonderful al fresco living set against a secluded west facing garden backdrop featuring in-ground trampoline and ample lawn for children and pets. Effortlessly catering to every stage of family life, accommodation includes three generous bedrooms, each with built-in robes, serviced by a sparkling family bathroom, a study, and a self-contained studio featuring ensuite, storage, and leafy aspects - a sun-filled space ideal as a teenagers retreat or for independent living. Further enhanced by plantation shutters, ducted heating, reverse cycle air conditioner in the living zone, separate laundry and adjoining WC, and off street parking for two cars. In this brilliant location, close to parklands, Sandringham College, bus services, Firbank Grammar's Junior School and ELC, Sandringham East Primary School, and in easy proximity to the beach, and the shops, cafes, restaurants, and train station of Sandringham Village. For more information about this sun-soaked single-level entertainer contact Christian Hegarty or Misty White at Buxton Sandringham