

**70 Ardoyne Street, Black Rock, Vic 3193**

**buxton**

**House For Sale**

Friday, 19 April 2024

70 Ardoyne Street, Black Rock, Vic 3193

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Scott Hamilton  
0395988222



Stefan Delyster  
0395988222

**Price Reduced - \$1,000,000 - \$1,100,000**

HUGE PRICE REDUCTION \$1,000,000 - \$1,100,000 Tee off amongst the Fairways in inspired single-level style. Shining with light, life and creative style, this artist's own two bedroom, two bathroom home is an inspiring oasis with a cleverly crafted virtual dual-suite design featuring a bathroom for each bedroom; one a private ensuite with skylight beyond a deep walk-in robe! Shining with light-filled living facing north with a wide bay of windows, this artful home has living wrapping around to a defined dining-area ... and even more outdoors with space to entertain in an all-season part-covered courtyard. Centrally heated and cooled with additional reverse-cycle air-conditioning, this single-level sanctuary features a glorious garden-view European appliance kitchen, quality bathrooms (the main with separate WC) and a large separate laundry. Immensely private beyond a long 'single-use' driveway (not on-title, but not utilised by the front residence), even the generous double auto-garage adds to the ease and privacy. Neighbouring the area's most prestigious new Course-side homes against the backdrop of Royal Melbourne Golf Course's tall trees and native bushland, the home is located for a beautiful beachside life within a few blocks of Black Rock's welcoming beachside shopping village, and direct down the hill to the Golden Triangle's beaches and clifftop walks. For more information about this inspiring sanctuary, contact Scott Hamilton or Stefan Delyster at Buxton Sandringham.