

**73 Reserve Road, Beaumaris, Vic 3193**

**KAY & BURTON**

**House For Sale**

Saturday, 2 March 2024

73 Reserve Road, Beaumaris, Vic 3193

**Bedrooms: 4**

**Bathrooms: 2**

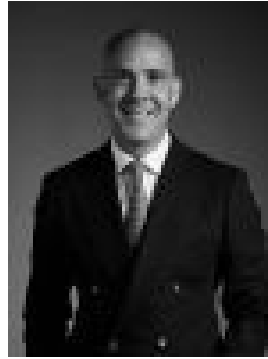
**Parkings: 4**

**Area: 781 m2**

**Type: House**



Shantelle Francis  
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Alex Schiavo  
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## Contact agent

This appealing home presents a signature Fasham design entirely befitting Beaumaris' rich modernist history and captures the essence of light and space. This Fasham home has been utilised for display and is enviably positioned opposite the Concourse and a short walk from Beaumaris Secondary College. It showcases an alluring expression of Australian contemporary architecture, effortlessly exuding Fasham's signature style. Beyond a striking facade, the light-enriched floor plan flows along a wide entrance hall to the primary living domain, warmed by a fireplace and under an elevated curved ceiling. The kitchen, grounded by its earthy tones, is appointed with Miele appliances, a concealed walk-in pantry, and stone benchtops. To one side, a wall of full-height windows connects the indoors with the outdoors, where an alfresco entertaining area accommodates every occasion of outdoor enjoyment, with a border of tall greenery creating a setting of absolute serenity. Privately positioned at the rear of the ground level, the main bedroom imparts a sanctuary-like atmosphere, enhanced by its outlook to the lush garden and complemented by a dressing room and a spacious, sky-view ensuite. The study caters to various lifestyle needs and desires, indicating adaptability as a library or a 4th/guest bedroom. Upstairs, the living room retreat two further bedrooms and a central bathroom ensure comfort for additional family members. The downstairs powder room, family-sized laundry, and an oversized double garage provide additional convenience to the rhythms of daily life, with comfort enhanced by hydronic heating and split system air conditioning. A heartbeat from popular cafes, restaurants, and shops, the beach is within walking distance, and the tight-knit community offers abundant opportunities for connection with the yacht squadron, sporting clubs, and excellent schools nearby. Fasham has been lauded over their rich history of designing and building contemporary homes for over 50 years.