

**8/131 Charman Rd, Beaumaris, VIC, 3193**

**Sold Townhouse**

Saturday, 10 June 2023

**JellisCraig**

8/131 Charman Rd, Beaumaris, VIC, 3193

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: Townhouse**

## **A Peaceful and Private Hideaway**

This beautiful north facing 3 bedroom + study, 2 bathroom town residence makes the most of the sunshine. Stylish with its Tasmanian Oak floors, this premium residence enjoys a gorgeous lounge with bi-fold doors to the sun splashed alfresco deck (café retractable awning) shaded by leafy surrounds; and an inviting family dining area with quality granite kitchen (Miele appliances) opens to the idyllic paved alfresco garden. There's the choice of upstairs or downstairs main bedrooms (walk in robe/built in robes) with the upstairs taking advantage of the northern sun through a spectacular picture window and distant viewing balcony. Adding to that, there's an additional upstairs bedroom (built in robes and balcony), an open study/landing with entertainment unit and linen cupboard, a classy bathroom on each level and a European laundry. Enjoying a vaulted ceiling upstairs, ducted heating, reverse cycle air conditioning, security doors, quality window furnishings, a garden shed, and a double auto garage with built-in storage. A bus stop directly out the front for a short ride to Southland, within walking distance of Mentone and Cheltenham train stations, cafes and essentials. In the school zones for Cheltenham Primary and Cheltenham Secondary College, Mentone Girls' Secondary College and Beaumaris Secondary College, and moments to Jack Barker Oval and world class golf courses.