

**81b Raynes Park Road, Hampton, Vic 3188**

**buxton**

**Townhouse For Sale**

Friday, 24 May 2024

81b Raynes Park Road, Hampton, Vic 3188

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Type: Townhouse**



Richard Slade  
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Misty White  
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**\$1,950,000 - \$2,100,000**

Contemporary sophistication, luxurious appointments, expansive indoor-outdoor spaces, and superb park-side seclusion elevate the outstanding allure of this indulgent brand new residence. Exemplifying sophisticated modern living, this stunning showpiece unfolds across two glorious levels showcasing four generous bedrooms, three luxe bathrooms, a dedicated study, two living areas, and preferred northern rear aspect. Framed by leafy, landscaped surrounds, requiring minimal upkeep, a dynamic profile sets a tone of excellence that resonates throughout every corner of this meticulously composed home. Welcomed by a light-filled hallway adorned with engineered oak floors beneath high ceilings, the ground level flows past a dedicated study with green vistas, a sleek powder room, a fitted laundry, and a bedroom with a walk in robe and a sleek twin vanity ensuite. At the rear, the ground level culminates in an expansive open plan living and dining zone, effortlessly extending through huge sliding stacking doors onto a covered entertainment deck. The outdoor space is private and tranquil, ideal for relaxed al fresco living and dining, and offers ample lawn area for both children and pets. The accompanying stone finished kitchen features high end Asko appliances including a pyrolytic oven and a combi steam oven, complemented by a Siemens induction cooktop and a Miele dishwasher. A breakfast island, abundant cabinetry and a sizeable walk in pantry ensure ample space to fulfill every culinary need. Up the floating glass and timber staircase, a sky-lit retreat precedes three bedrooms and a sumptuous family bathroom with bath and separate shower. The impressive main bedroom suite, situated at the front for privacy, offers glorious, treed outlooks through an expansive picture window. It also features an exquisite fully tiled ensuite with dual vanities and a walk in wardrobe. Two additional bedrooms feature built in robes. Extras include zoned reverse cycle heating and air conditioning, excellent bespoke storage, and auto garage with rear and internal access, builders warranty, 6 star Green star house with double glazing, LED light fittings, inground water tank, along with wiring for the potential installation of NBN connection, solar panels and ceiling fans. Positioned across from W. L. Simpson Reserve and just moments from Thomas Street Park, Hampton Bowls Club, bus and Hampton Train Station services, this outstanding home also enjoys easy proximity to Haileybury College, St Leonard's College, Brighton Golf Course, Hampton Primary School, Hampton Street shops, cafes and restaurants, and the beach, further enhancing its brilliant lifestyle credentials. For more information about this sophisticated townhouse contact Richard Slade or Misty White at Buxton Sandringham.