

8b Gramatan Avenue, Beaumaris, Vic 3193



Townhouse For Sale

Thursday, 1 February 2024

8b Gramatan Avenue, Beaumaris, Vic 3193

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 381 m2

Type: Townhouse



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\$1,690,000 - \$1,790,000

Located with its own street frontage in the heart of Beaumaris, this highly sought after charming property will delight many lovers of a beach lifestyle, hence an immense opportunity not to be missed! Positioned only a few blocks from the beach with proximity to the popular Concourse Village offering a plethora of cafés, bars, restaurants, supermarket and speciality stores as well as Rickett's Point Beachside Café and Marine Sanctuary. In-zone to Beaumaris Secondary College, MGSC and MGS/MGGS. Also nearby, Donald Macdonald Reserve, Royal Melbourne and Victoria Golf Courses, Beaumaris Motor Yacht Squadron and a direct 15-minute bus ride to Sandringham Train Station for a 30-minute train trip into the city. Solid brick to stand the test of time, this wonderfully inviting 3-bedroom, 2.5-bathroom property sits back from the street bordered by an avenue of tall cypress pencil pine trees along the driveway to a double lock up garage. The wide entry and foyer area accessed via a porch rolls down to a separate lounge perfect for cosy romantic evenings comprising a fireplace and full height windows to usher in vistas invoking comfort and relaxation. The generous master bedroom too ushers in these vistas with adjoining WIR and ensuite comprising a double vanity and shower. Additionally, a spacious separate laundry offering ample storage and direct outdoor side access and separate WC. An open plan fully equipped kitchen offering Bosch appliances and walls of storage is perfect for enjoying an Apéritif with family and loved ones. Appreciate open plan dining and living bathed in northern light thanks to banks of floor to ceiling framed windows and doors to maximise spatial flow. Step outside to an impressive north-facing uninterrupted entertainer's paved courtyard with outdoor dining area, sensational elevated spa to host spa parties, BBQ area and hedged gardens. Upstairs to the first floor, be greeted by an enchanting Retreat Area, 2 bedrooms with BIR's offering rooftop and street frontage vistas and a separate bathroom comprising a spa, shower and separate WC. Both floors have split system heating and cooling, alarm system and ducted vacuum. Exceedingly comfortable while also offering scope to enhance if desired, make the most of this low maintenance home on an elongated block size of 381m² in enviable Beaumaris. Surrounded by beautiful properties, leafy streets and parks, the opportunity at this brilliant address is undeniably endless!