

9 Griffiths St, Beaumaris, Vic 3193

NICK JOHNSTONE

House For Sale

Wednesday, 8 May 2024

9 Griffiths St, Beaumaris, Vic 3193

Bedrooms: 4

Bathrooms: 4

Parkings: 8

Type: House



Bert Geraerts
0418514090



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AUCTION SATURDAY 8TH JUNE 12PM

Built to the highest specification on the grandest scale, this notable 4-bedroom, architecturally designed residence is unmatched when it comes to exquisite quality and detail, showcasing incredible living proportions. Every inch of this property has been considered and thoughtfully crafted, from elegant, curved walls and coffered ceilings to incredible fittings and fixtures including American Oak hardwood floors, imported marble pieces & rose gold tapware. As soon as you step inside the home, the spacious and inviting entrance will capture your attention, along with the impressive two-storey, spherical, floating marble staircase, 7 meter high void ceilings, and a stunning chandelier. The formal lounge and dining rooms are separated and zoned, exuding sophistication and glamour, with the lounge boasting surround sound, a kitchenette, and an open gas pebble fireplace, making it perfect for hosting dinner parties or intimate gatherings. The central family and meals zone provides ample space for everyday living, and features stretches of glass windows highlighting views of the verdant scenery. The curved, Italian imported Snaidero kitchen is state of the art in every way, with integrated fridge/freezer, dishwasher, zip tap & Miele induction cooktop. A second butlers kitchen showcases a full suite of Miele appliances & a second integrated Libra fridge – an entertainer's dream! The home extends hosting spaces with a sun-catching al fresco area including a motorised louvre roof system, speakers & built in BBQ. Added ground floor features comprise a home office with bar fridge, powder room, and laundry. Upstairs grandly displays a central landing (perfect for a second home office or sitting area, with kitchenette) & an expansive master-domain, with freestanding imported fireplace, ensuite with oval bathtub, separate WC and a walk-in dressing-room. Three additional bedrooms (2 with ensuites & one with access to a central bathroom) completes the accommodation. A basement level is where the highlights continue, with a dedicated lift lobby, casual living/games room, kitchenette, home cinema with flexibility to be transformed into a gym or 5th bedroom, cellar, luxe bathroom, heated inground spa, sauna & access to the 6-8-car basement. Further home inclusions; slab heating, ducted heating and cooling, solar panels on roof, sky lights, gas log fireplaces, 4 zip taps (sparkling and natural), a hot water balance system, smart home system (accessed and controlled by iPhone), control panel on all floors for access to garage door, intercom, Sonos system, temperature, curtains & lighting. In this wonderful lifestyle pocket, with Banksia Reserve across the road, this bespoke masterpiece is strolling distance from Beaumaris Primary School, the excellent shopping and dining at the Concourse, bus services, and the beach and Bay Trail. Plus zoning for Beaumaris Secondary College & Mentone Girls' Secondary College. At a glance...· Grand 4 bedroom architecturally designed residence· Soaring ceilings· Multiple living zones· Alfresco outdoor entertaining· Italian Imported Snaidero kitchen, plus second butler's kitchen· 4 oversized bedrooms – master with ensuite & walk in robes· Security entrance with video intercom· Zoned & ducted heating and cooling, ground floor slab heating· Spa, Sauna & Home Theatre· Smart home system controlled and accessed by iPhone· Basement parking for 8 carsProperty Code: 2913