

9 McGregor Avenue, Black Rock, Vic 3193

buxton

House For Sale

Saturday, 10 February 2024

9 McGregor Avenue, Black Rock, Vic 3193

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 900 m2

Type: House



Stefan Delyster

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EOI - Closing 7th March at 5:30pm

With amazing family accommodation for today, and land, plans and permits for tomorrow, this is a once-in-a-lifetime opportunity between the parklands and the sand. Combining expansive family living and an exceptional expanse of approx 900sqm beachside land, this substantial property offers upscale 5 bedroom, 3.5 bathroom, triple zone poolside, beachside accommodation ...plus the upside of approved plans and permits for three substantial residences. Build your future around this impressive entertainer and find parental peace in a private master suite and lavish living in vast formal lounge-dining, a relaxed kitchen-casual area, and an entertaining family zone – custom fitted and lit with pool-room area. With more living outdoors on an all-weather al fresco patio and in north-facing gardens with a sunny BBQ area and sparkling dual-heated (gas and solar) tiled pool, this family-sized single-level home has added versatility too – with a well-secured sub-floor storage level (currently partitioned for office, storage and cellar use) and a huge triple garage designed to double for an all-occasion entertainment zone with its own powder-room. Appointed to the highest standards of the day with a 900mm Ilve range for the glossy granite kitchen, and stylish ensuite plus huge family bathrooms (each with a separate WC), the home is styled with solid parquet floors, natural and composite stone benchtops, and soaring skylights. Climate-controlled by zoned ducted heating and cooling, and secured by an alarm, video intercom and automated roller shutters, there's parking for six cars off-street (including the triple garage) beyond auto-gates and high garden walls. Best of all, there's the opportunity to relax by the pool, live by the bay and capitalise on the highly marketable plans for three cutting-edge 3/4 bedroom, 3 bathroom, dual suite homes with basement garaging when the time is right. Just around the corner from Macdonald Reserve and less than 150m to direct, secluded beach access, this beachside opportunity offers a lifetime of rewards within a clifftop stroll of Rickett's Point, a minute to Black Rock Village and the Concourse, in reach of the Mentone and Brighton schools, and in-Zone for Beaumaris Secondary College and Mentone Girls College. For more information about this once-in-a-lifetime opportunity contact Peter Hickey or Stefan Delyster at Buxton Sandringham.