

45/15 Beach Road, Hampton, Vic 3188

 **REALESTATE**

Apartment For Sale

Tuesday, 25 June 2024

45/15 Beach Road, Hampton, Vic 3188

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Tas Bartels
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Expressions of Interest Close Mon 22 July 5pm

Gracing an elevated, north-facing position within Hampton's architecturally acclaimed Edgecliff residences, this single-level three-bedroom, two-bathroom luxury apartment will captivate with its spacious light-filled interiors, high-end appointments, and indoor/outdoor connectivity. Just steps to the shores of Hampton Beach and the Bay Trail, Edgecliff offers a five-star living experience, complete with an indoor swimming pool/spa and gym, landscape-designed internal light courts, a secure intercom entry foyer, and lift access. Aesthetically refreshed with new paintwork, luxury loop pile carpets and floor-to-ceiling linen sheers, the privately positioned apartment's inspired architectural elements include high ceilings, curved walls and a light-inducing layout incorporating commercial-grade glass sliding doors connecting to the north-facing entertaining balcony and highlight windows to an internal light court. Defined by a stunning stone island bench illuminated by designer pendants, the gourmet kitchen is equipped with Miele appliances including a ceramic cooktop, wall oven, and an integrated dishwasher. The north-facing open-plan living/dining zone extends to the broad entertaining balcony that runs the length of the apartment and has sliding privacy shutter screens and access doors from two of the bedrooms. The main bedroom is zoned at the front section of the apartment and has a wall of built-in robes, balcony access, and an ensuite with twin stone vanities and a walk-in rain-head shower. The other two bedrooms both have built-in robes and adjoin the main bathroom with a walk-in shower. Additional features include a full-size laundry, a powder room, newly updated central heating and cooling, block-out blinds in the bedrooms, two basement car parks with access from Orlando Street, and storage space. This outstanding apartment is perfectly located to enjoy all the privileges of Bayside living just moments to Hampton Street cafes and restaurants and the station for easy travel to the city. Step onto the bay trail or the sands of Hampton Beach, which are right on the doorstep of this exclusive residential enclave, predominantly occupied by long-term residents, including some who have recently sold and re-purchased within the prized complex.