

# 1 Charman Road, Beaumaris, Vic 3193



## House For Sale

Tuesday, 2 July 2024

1 Charman Road, Beaumaris, Vic 3193

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 750 m2**

**Type: House**



Simon Wendt  
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**\$2,500,000 - \$2,700,000**

Expressions of Interest – Offers Close Tuesday 30th July at 12:00pm Capturing one of the best outlooks on the Port Phillip Bay coastline, this elevated 4 bedroom 2 bathroom English style brick classic sits on an enviable 750sqm approx. cornering Bonanza Lane. Enjoying sand and endless bay views wrapping around to the Peninsula, it's a magical scene set back from the sound of Beach Road. With its magnificent position and expansive 46.4m approx. frontage to the lane, you could rebuild a home of world class calibre or potentially redevelop multiple residences (Subject to Council Approval). Maximising the bay views from both levels, the current home could be brought back to its former glory with a major renovation that complements the reverse floorplan design, the multiple living areas and the glorious decked terrace. The deep west facing rear garden has auto gates to a double garage and room for a pool if desired. A perfect position, on the edge of the cliff and bay trail, a short walk to Mentone Girls' Secondary College and only minutes to Beaumaris Concourse, Mentone Village, the city train, prized schools, lifesaving clubs and the Beaumaris Motor Yacht Squadron.