

**13 Folkestone Crescent, Beaumaris, Vic 3193**

**buxton**

**House For Sale**

Thursday, 11 July 2024

13 Folkestone Crescent, Beaumaris, Vic 3193

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 828 m2

Type: House

**\$2,150,000 - \$2,250,000**

Gracing an expansive corner allotment of 828 m2 approx., this substantial, sun-soaked residence provides a wonderful environment for indoor outdoor entertaining, complete with pool and preferred northern rear orientation. Set within low maintenance established gardens, creating a picturesque first impression, the character filled four bedroom, two bathroom layout is perfect to enjoy immediately, while also presenting scope for future enhancements. A free flowing design interacts with the beautiful outdoors, with large expanses of glazing allowing natural light to filter inside and high ceilings adding to the sense of space. Basking in northern sunlight, the formal lounge and dining room features an open fireplace and green outlooks, creating an atmosphere of refined elegance, while the expansive family living and meals serves as the sun splashed social hub for daily living, adjacent to the stylish kitchen with Westinghouse appliances, Asko dishwasher, breakfast bar, and ample storage. French doors from both the formal and informal zones open to an elevated northern deck, perfect for relaxed al fresco living. Additionally, glass doors from the family area, extend to a cosy north facing deck, ideal for quiet moments with a book or coffee. Beyond, a solar and gas heated swimming pool promises hours of enjoyment for family and friends. Family accommodation includes four light-filled bedrooms, including the master suite with pool views, bay window, dual vanity ensuite, and extensive robes. Three additional fitted bedrooms, one leading out to the rear terrace, share a sky lit family bathroom, with bath and separate shower. Offering comfort, liveability, and a tranquil ambience, this fabulous home also features polished timber floors, ducted heating, Daikin split system air conditioners throughout, fitted laundry, powder room, two large garden sheds, water tank servicing the washing machine, auto double garage and off street parking. In the Beaumaris Secondary College zone, just footsteps from Illaroo Reserve and a short walk to Mentone Girls' Secondary College, Seaview Village shops and cafes, bus services, local primary schools, and the beach. Plus, a myriad of shopping, dining, and transport options all close by. For more information about this enticing corner property contact Romana Altman or Louise Herterich at Buxton Sandringham.