

**13 Nautilus Street, Beaumaris, VIC, 3193**

**buxton**

**Leased House**

Thursday, 22 August 2024

13 Nautilus Street, Beaumaris, VIC, 3193

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 3**

**Type: House**

## **LEASED!**

### **COASTAL 5 BEDROOM FAMILY HOME**

This Modernist-inspired five bedroom plus study, four bathroom home is the consummate coastal design at the ultimate beachside address. With north-facing triple zone design, this boldly architectural home features expansive living-dining extending beyond a state-of-the-art Miele appliance kitchen, a versatile quiet lounge at the heart of a poolside children's wing, and a sun-bathed first-floor lounge; walled by windows.

Detailed to a demanding specification with discreetly integrated appliances (including Liebherr fridge/freezer and an extra fridge / freezer drawer for the well-appointed butler's pantry) and streamlined custom cabinetry (including workstation, storage and robe units), this elite home features textural stone benchtops toned to complement floor-to-ceiling bathroom tiling, plush carpets alongside authentic hardwood floors and soaring skylights at every turn.

High-tech appointed with Smartphone-operated zoned Daikin climate-control, hydronic heating plus in-floor heating for the principal ensuite, this exceptional home features a gas-fire for ground-floor living, auto-blinds upstairs and down, a Bosch alarm and Cat6 wiring and underground water-storage for the garden or amenities.

Architecturally innovative inside and out, with a dramatic cantilevered façade above an eye-catching bayside-native landscape, the home faces the sun with wraparound north-facing decking (complete with BBQ point) extending to a glass-fenced solar-heated tiled pool...and offers abundant on-site parking including a double auto-garage.

Just 300m to the Concourse and the bay, and a walk to the primary school, new secondary college and private school bus this is inspired design at an iconic address.

You **MUST** register for an inspection and we ask that you also confirm your attendance. **AN AGENT WILL NOT BE PRESENT IF YOU DO NOT REGISTER and CONFIRM.** Your consideration and co-operation is appreciated.