

**18 Charmaine Street, Dromana, Vic 3936**



**House For Sale**

Thursday, 11 July 2024

18 Charmaine Street, Dromana, Vic 3936

**Bedrooms: 5**

**Bathrooms: 5**

**Parkings: 4**

**Area: 534 m2**

**Type: House**



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**\$2,050,000 - \$2,250,000**

With its perfect blend of coastal vibrancy, luxurious poise and bold minimalism, this as-new Arden home presents a truly personalised living experience beyond its private street frontage. Boasting a distinctive internal layout for families and an esteemed Dromana hillside position, the five-bedroom home epitomises bespoke luxury. Amplifying its coastal position with first-floor bay views, the dual-storey design offers generous proportions, light-filled living zones and a commitment to quality craftsmanship with flawless finishes throughout. A ground-floor social domain brings people together across an indoor-outdoor layout where a corner opening glass slider invites easy living across open plan lounge and dining space, an intimate living and a covered alfresco. A centralised kitchen with an expansive island bench affords vast hosting capacity with a freestanding 900mm cooker and a convenient butler's pantry. A purpose-built cinema room adds to the overall lifestyle appeal, while a first-floor lounge with north-facing balcony captures spectacular aspects across Port Phillip Bay. Each with their own ensuite, four bedrooms including the master suite with walk-in robe and spacious ensuite with dual vanity and feature tub, provide a tranquil first-floor accommodation zone, with a fifth ground-floor bedroom doubling as a work-from-home space alongside a main bathroom. Complete with feature-heavy inclusions, this 6-star energy rated home with hard wired 4 camera CCTV security system offers dual-zoned ducted heating and cooling, ducted vacuum throughout, 3-phase power, Tesla power wall with 5.4kw solar system, Dorani intercom system, low-maintenance landscaped gardens, and a secure frontage with double garage complete with internal access. Set comfortably into Dromana's hillside with a flat low-maintenance allotment of 534sqm (approx.), this sensational address sits within walking distance to Dromana Primary School, the Boundary Road shops and Dromana Foreshore, with easy freeway access for the city commuter.