

28 Gramatan Ave, Beaumaris, VIC, 3193



House For Sale

Friday, 30 August 2024

28 Gramatan Ave, Beaumaris, VIC, 3193

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House

OUTSTANDING FAMILY HOME

Showcasing a quality rarely seen today, this substantial family home delivers immediate appeal wrapped up with tempting potential to enhance. Boasting a sundrenched northerly frontage, the tranquil corner setting is wrapped in colourful established gardens on approximately 750sqm of premium land.

Introduced by an impressive foyer, there are many surprises through the light-lavished accommodation, including sweeping curves, lofty ceilings and a reoccurring theme of huge picture windows framing views of the garden.

To the front is a formal lounge (gas fireplace) which flows through to an elegant dining zone where French doors can be thrown open to the sundrenched garden. A classic entertainer's kitchen flaunts granite benchtops, Miele appliances & an oversized pantry/laundry, while a vast family room with glorious cathedral ceilings & feature fireplace offers the perfect space to relax. Here, doors open out to an alfresco terrace with vine-entwined pergola alongside a huge solar-heated pool.

Climbing the grand staircase gives access to the four peaceful bedrooms, each offering generous wardrobes including the main suite with heathland vistas. A vast bedroom at the rear has a pool-view balcony and access straight down to the patio, while a spa family bathroom with double vanity is also offered.

Including a ground-floor study or fifth bedroom, guests' powder room and ample storage, there is also hydronic heating and multiple split systems plus 5kw solar panels, CCTV and double auto garage with internal entry.

Close to shops, cafes & buses and just a stroll to Beaumaris Secondary College, the attractive home is also in-zone for Mentone Girls' Secondary College, near quality primary schools and merely moments to the bay.