

**6 Llewellyn Street, Beaumaris, VIC, 3193**

**Lewin**

**Leased House**

Thursday, 22 August 2024

6 Llewellyn Street, Beaumaris, VIC, 3193

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Exquisite Two-Story Family Home: Modern Luxury and Functionality"

This impeccably designed two-story, four-bedroom family home epitomizes modern functionality, style, and luxurious living. Upon entry through a secure formal foyer, the ground floor showcases a master bedroom with an ensuite, a home theatre with a 9 ft. screen, and an elegant kitchen boasting a butler's pantry and both Caesar stone and granite surfaces. The open plan dining and family rooms provide space and a cosy gas fire that will be perfect for winter. Towards the rear of the residence, there's a separate laundry with ample storage space and a separate bathroom for the backyard pool. Upstairs, three double bedrooms, all with built-in robes, are serviced by a family bathroom. The property also provides off-street parking for two vehicles, along with an oversized double garage equipped with remote-controlled doors that open onto a gym area that is equipped with a sauna.

The uncovered outdoor seating area offers an open-air ambiance. Furthermore, the back garage has been transformed into a teenage retreat, complete with a billiard table that can be included with the house as an addition. Moreover, there is a projector in the movie room that can remain if desired by the leaser. Other highlights include stainless steel kitchen appliances and central heating and cooling, pool maintenance and garden maintenance included.

This home is conveniently located near the train station, local kindergarten, primary and secondary schools (zoned for both Beaumaris and Mentone Girls Secondary Colleges), as well as golf courses, Charman Rd and Southland shops. Additionally, it's just a short stroll to Beaumaris Bay, making it an ideal choice for family living. For inquiries or to arrange a viewing, please call Lisa Devola on 0438766821.