

**69 Ardoyne Street, Black Rock, VIC, 3193**



**Leased House**

Thursday, 22 August 2024

69 Ardoyne Street, Black Rock, VIC, 3193

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## IMPECCABLE FAMILY HOME OVERLOOKING AUSTRALIA'S PREMIER GOLF COURSE

Prestigiously situated in one of Black Rock's premier pockets, this outstanding five-bedroom, two-bathroom residence immediately impresses with its generosity of scale, timeless elegance, exceptional liveability and uninterrupted northern vistas across Royal Melbourne Golf Course.

Tranquil, family-focused, Course-side environs provide an idyllic backdrop to a first-class lifestyle with this outstanding domain offering easy access to quality schools, Village shopping, cafes and restaurants, the beach, Bay trail, and transport.

Commanding panoramic views from the upper level, sun-splashed interior spaces reveal a graceful and flexible layout, perfect for the growing family.

All living spaces, from the sitting room, and family / games room on the ground level to the vast open-plan living and dining zone on the upper level, enjoy gorgeous outlooks across the deep rear garden and golf course beyond.

Substantial wrap-around entertaining terraces, on both levels, connect seamlessly with the beautiful indoors extending the living environment further and provide wonderful alfresco spaces for year round enjoyment, where you can relax to the sound of birdsong or entertain whilst appreciating the superb leafy outlooks on offer.

The entertainer's kitchen enjoys the same beautiful views and is the place to cook up a storm with a full suite of Bosch appliances, granite benchtops, and plentiful cupboard space.

Accommodation is spread across both levels and includes three spacious bedrooms on the ground floor, sharing a stylish bathroom; while on the first-floor a captivating master bedroom wing features a walk-in robe, marble ensuite, dedicated study and dressing room / nursery / fifth bedroom.

Additional features include plantation shutters, two powder rooms, fitted laundry, wonderful storage, hydronic heating, ducted air-conditioning upstairs, ducted vacuum, ample storage, shed, and drive-through auto double garage with internal access.

Delivering an unsurpassed standard of excellence, this serene family retreat is zoned for Beaumaris Secondary College, and offers superb proximity to Black Rock Primary School, bus services, Black Rock Village and the beach.

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.