

**4/269 Bluff Road, Sandringham, Vic 3191**

**buxton**

**Townhouse For Sale**

Wednesday, 10 July 2024

4/269 Bluff Road, Sandringham, Vic 3191

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 158 m2**

**Type: Townhouse**



Kylie Charlton  
0395988222



Jasmine Younger  
0467529943

**\$1,050,000 - \$1,100,000**

Offering the increased privacy and extra outdoor space that only comes with a rear residence, this smart townhouse is the last home in a group of four coastal-chic weatherboard properties. Desirably low maintenance and in well-maintained condition, this is a setting that will call out to young families and investors wanting a foot in the door of this premium suburb. Set well back from the road ensuring optimum peace, the accommodation is warmed by rich polished floors through the open plan living and dining zone where two sets of sliding doors open out to the leafy & private west-facing garden. Inside, the stone-topped kitchen is equipped with quality Smeg appliances and offers a practical space for a washing machine, while the provision of three bedrooms – all with fitted wardrobing – widens the buyer appeal further. An ensuite master with walk-through robes, a full main bathroom complete with bath plus a downstairs powder room are all included together with split system heating/cooling on both levels and internal entry to a double auto garage. Positioned just metres from the bus and close to great coffee, this ultra-convenient locale is also a walk to Sandringham Secondary College and Sandringham East Primary School, while a choice of train lines, shopping options and beautiful beaches are also easily reachable. For more information about this smart rear townhouse, contact Kylie Charlton or Jasmine Younger at Buxton Sandringham.