

**70 Earlsfield Road, Hampton, Vic 3188**

**buxton**

**Townhouse For Sale**

Wednesday, 10 July 2024

70 Earlsfield Road, Hampton, Vic 3188

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 400 m2**

**Type: Townhouse**



Richard Slade

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**\$1,400,000 - \$1,500,000**

Secluded behind a high front fence and nestled within a picturesque garden setting, this sophisticated three bedroom, two bathroom residence offers elegant, low-maintenance living and entertaining within a beautifully articulated single-level layout. Within a prime, family-friendly pocket, this serene sanctuary is ideally positioned near parklands, excellent schools, great shopping and dining, transport, and the beach. The glorious west-facing front gardens offer a gracious introduction to sun splashed spaces that are both refined and comfortable, creating a warm and welcoming ambience. Flawlessly renovated with exceptional attention to detail, the spacious and seductive floorplan is composed without compromise, and dedicated to luxury and practicality. A stunning palette of finishes from polished timber floors to stone benchtops and fully tiled bathrooms, unify the interiors, while high ceilings, free flowing spaces and extensive glazing emphasize the openness and a strong connection with the outdoors. Flooded with natural light, the generously proportioned living and dining area, equipped with a split system air conditioner, exudes timeless relaxation. Beyond, the expansive, high-performance kitchen is lavishly appointed with stone benchtops, sleek white cabinetry, a breakfast bar, a walk-in pantry, a Miele dishwasher, and Fisher and Paykel appliances including an induction cooktop, oven, and rangehood. Seamless indoor-outdoor entertaining is facilitated by glass sliding doors from the living area, leading to an elevated alfresco deck, relishing peaceful garden vistas. Additionally, a private northeast-facing courtyard, off the kitchen, provides another lovely outdoor space for entertaining family and friends. The three bedroom accommodation includes an evocative master suite with front garden outlooks, a walk through wardrobe, and a lavish ensuite. Two additional bedrooms, each with mirrored robes, share a luxurious family bathroom. Extras include video intercom, a fitted laundry, ducted heating and evaporative cooling, garden sheds, a carport, and off-street parking. Creating a lasting impression in a highly desirable locale, this home is close to a myriad of lifestyle amenities including Hampton Bowls Club, Sandringham Athletics Track, and Thomas Street Park. It also offers convenient proximity to Haileybury College, St Leonard's College, Hampton Primary School, and Hampton Street's shops, cafes, restaurants, and train station, enhancing its family appeal. For more information about this stylish, single level sanctuary contact Richard Slade or Marc Stafford at Buxton Sandringham.