

# hockingstuart

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FAX:

DATES : 01/11/2019 and 30/01/2020  
PROPERTY TYPE :  
SALE TYPE : Auction Sale, Sold Before Auction, Sold After Auction, Private Sale, Expression of Interest, Sale by Tender, Sale  
PRICE :  
STREET NUMBER : (ANY)  
STREET : (ANY)  
STREET TYPE : (ANY)  
SUBURB : BEAUMARIS  
DATA SOURCE : REI and VG/Gov  
RETURNED : 59

# hockingstuart

## Results

### 21 Bolton St BEAUMARIS 3193

PRICE :	\$3,750,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	16/11/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	3
PROPERTY TYPE :	House (Res)	ROOMS :	10
MUNICIPALITY :	Bayside	CARPARKS :	6
PARISH :		STOREYS :	
MAP REF :	86 B 5	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	900
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Rising high across three awe-inspiring levels, this bespoke masterpiece of unrivalled contemporary luxury and prestige, positioned at this exclusive beachside address, enjoys breathtaking water views, sublime glass-wrapped interiors, and exceptional indoor-outdoor living and entertaining. A sweeping statement of perfection, the 4 bedroom 3.5 bathroom floorplan is linked by a glassed-in lift and showcases all the space, style and sophistication expected of a home of this calibre. Highlighted by walls of glass creating a seamless transition between inside and out, three generous living zones include an elegant sitting room leading to an expansive terrace enjoying glorious tree-top vistas and views across Port Phillip Bay, and a sun-drenched lounge room, enhanced by an elegant gas fireplace, opens out to a north-facing covered entertaining terrace with built in BBQ kitchen for year round living and entertaining while enjoying lovely views across the swimming pool and beautiful landscaped gardens; while on the upper level an impressive living and dining domain with gas log fireplace opens to the pinnacle of outdoor entertaining - a wonderful alfresco terrace featuring BBQ kitchen and offering the perfect spot to relax ...

## 19 Beach Rd BEAUMARIS 3193

PRICE :	\$2,600,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	09/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	3
PROPERTY TYPE :	House (Res)	ROOMS :	7
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	86 G 7	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	795
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Statement of information is located at [https://s3-ap-southeast-2.amazonaws.com/zenu/LISTING\\_IMAGES/336-1290901/4337c046-3cfe-4af2-8a64-d3b373dd8c7c.pdf](https://s3-ap-southeast-2.amazonaws.com/zenu/LISTING_IMAGES/336-1290901/4337c046-3cfe-4af2-8a64-d3b373dd8c7c.pdf) . Please copy & paste this information into your browser address bar. Stunning bay views, dynamic architecture and an iconic Beach Road setting create peerless surroundings for this four bedroom, three bathroom plus a study residence set in private 795m2 (approx.) tropical inspired grounds with a swimming pool and spa and positioned opposite glistening Beaumaris Bay and clifftop walking trails. Rising over three levels, the home intimately connects with the lush gardens and entertaining decks and terraces through bi-fold doors and windows enhancing the relaxed coastal feel and seamless indoor-outdoor entertaining. A picture window in the living room with open fireplace frames glimpse of the water through the coastal greenery and accompanies a formal dining room, each with a north-west aspect and stunning views across the private landscaped gardens that feature a solar and gas heated swimming pool and spa and expansive terraces for entertaining in both the sun and shade. A luxuriously large kitchen serves in style with outstanding storage, granite benchtops, Ilve double ...

## 9 Summerhill Rd BEAUMARIS 3193

PRICE :	\$2,525,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	06/11/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	5
SETTLEMENT DATE :		BATHROOMS :	3
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	86 B 4	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	664
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Set amongst spectacular landscaped gardens created by award winning Formation Landscapes, with magnificent, sun-drenched outdoor living and entertaining spaces, this lavishly appointed residence combines a stylish street presence with gorgeous contemporary design to deliver a prized family lifestyle, one hundred metres from Royal Melbourne Golf Course and minutes from the water's edge. Designed across two extraordinary levels by the inspiring architectural minds of Crowhurst Building Design Architects and constructed with impeccable attention to detail by Keystone Builders, every element of this home of immense scale is infused with the utmost quality to create a five bedroom, three bathroom haven that is both luxuriously spacious and eminently functional. Beautifully appointed with Western Australian Karri floorboards and over 3 metre high ceilings, the magnificent proportions of the dramatic double height reception hall welcome you and speak volumes of the quality and class to follow. A gorgeous sitting room/office, features custom made cabinetry and is the place to relax by the gas log fireplace and enjoy leafy garden vistas; while a home theatre room with surround sound, gas log fireplace and commercial-grade ...

## 119 Dalgetty Rd BEAUMARIS 3193

PRICE :	\$2,460,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	14/12/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	86 D 6	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : The definition of cool modernity, this striking 3yo residence radiates class and quality with its bold lines, expanses of glass and on-trend appointments. Located on a premier Beaumaris boulevard, the beachside home boasts proximity to the primary school and nearby Concourse, while buses, recreation and the zoned Beaumaris Secondary College are all easily reachable by foot. Ready to adapt to the needs of your family, the floorplan is versatile and accommodating. The premium lifestyle is centred around a brilliant entertaining zone where two walls of glass can be thrown open to blend indoors with out. Designed for hosting, the superb Caesarstone kitchen showcasing an Ilve oven, also features a broad breakfast bar and butler's pantry ensuring get-togethers both inside or under the shade of the alfresco deck are truly effortless. The added bonus of a theatre room and upstairs retreat provide more options for everyone to spread out. A downstairs study could double as a fifth bedroom if needed, while each of the four bedrooms are peacefully positioned up a light-lavished stairwell including a grand master with spectacular dressing room and full ensuite. The remaining rooms - all with BIRs - are also generous and share a ...

## 14 Cromer Rd BEAUMARIS 3193

PRICE :	\$2,410,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	23/11/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	86 F 7	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Stunning architect-designed renovation of a classic mid-century home. Just minutes from the beach, this north-facing family home is complete with Japanese-inspired internal garden, feature timber panelling, stone fireplace and soaring ceilings. The open plan living area has large glass sliding doors to create an indoor/outdoor living space, with views onto the pool and established gardens. Its expansive modern kitchen, with European appliances, and 3 metre island bench is perfect for the family and entertaining. Three bedrooms with garden views, built-in robes and desks. Master bedroom with timber joinery, built in robes, master ensuite with walk-in shower and access to courtyard. With hydronic heating, app-controlled security system, and new watering system to maintain the beautifully designed garden, this original 1950s Beaumaris beach house has been given a new life.

## 4 Ray St BEAUMARIS 3193

PRICE : \$2,321,000  
RESERVE PRICE :  
SALE DATE : 30/11/2019  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 F 8  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 4  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Commanding an imposing presence with extra-wide street frontage, this stunning four bedroom, two bathroom beachside retreat is absolutely first-class from the extensive family accommodation to the myriad of beautiful balconies where you can relax and enjoy glorious outlooks across Port Phillip Bay. In an exclusive location just 100 metres from the foreshore, this substantial double-storey residence's family spaces are beautifully balanced by a secluded rear garden setting with sundrenched alfresco entertainment terrace and glistening outdoor spa. High walled privacy reveals a home with generous proportions, enduring finishes and quality fixtures and fittings that have been beautifully combined to deliver superbly comfortable living throughout. On entering a timber staircase beckons to the vast free-flowing living domain above. Here, the luxuriously large home chef's showpiece is sublime with stainless steel appliances, Caesarstone benchtops, integrated dishwasher, waste disposal system, vast expanses of work surfaces and outstanding storage. The adjoining open-plan lounge and dining zone is an exquisite entertaining space, and features a study nook and seamless access to the generous veranda where you can ...

## 7 Hardinge St BEAUMARIS 3193

PRICE : \$2,210,000  
RESERVE PRICE :  
SALE DATE : 30/11/2019  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 D 7  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS : Brick  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 790  
FURNISHED : No  
OWNER OCCUPIED : No

COMMENTS :

## 383 Beach Rd BEAUMARIS 3193

PRICE : \$2,200,000  
RESERVE PRICE :  
SALE DATE : 23/11/2019  
METHOD : Sold Before Auction  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 B 7  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 3  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 682  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Beaumaris is famed for prized position right on Port Phillip Bay, and here is a rare opportunity to soak up stunning water views that stretch right to the horizon. Whether you want to consider a thorough renovation project or capitalise on the premium 682sqm (approx.) allotment of land, this exceptional location is one that must not be missed. Loved by one family for over a generation, the current home offers a reverse-living floorplan designed to capture optimum views from the spacious upstairs living zones and large family kitchen. A sundrenched terrace extends from the casual dining room, whilst a cosy fireplace is the inviting focal point of the formal lounge and dining room. Four bedrooms and three bathrooms are spread across the two levels, including a well-sized master with semi-ensuite bathroom – a laundry, cooling and huge double garage are also included. Ready for some modern inspiration, this seaside home would be a comfortable base while you decide your next steps, alternatively as a new home or development site (STCA), this premium plot could not be better positioned. Within the tight Beaumaris Secondary College zone and moments from fine public & private schooling options, this locale is also close to The ...

## 5b Powys Dr BEAUMARIS 3193

PRICE : \$2,150,000  
RESERVE PRICE :  
SALE DATE : 29/11/2019  
METHOD : Sold Before Auction  
SETTLEMENT DATE :  
PROPERTY TYPE : Townhouse (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 3  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



**COMMENTS :** Let the latest and greatest in low-maintenance design sweep you away! On approx. 516sqm with high-impact presence on the sweep of this premier address, the latest home from Sierra Properties re-imagines low-maintenance life with a grandly-scaled three bedroom and study, 3.5 bathroom, dual zone design that puts all you need at garden level and all the extra accommodation you might want up above. Unfolding with spectacular master-domain at eye-level with the deck, this benchmark home opens out with north-facing living-dining wrapping an al fresco room with walls of pillarless-sliders and steps up to first-floor quarters with a second suite and central treetop living for the kids, grandkids or guests. Centred on an elite Siemens appliance kitchen with big butler's pantry, the home features a well-placed fitted study, bespoke fully-tiled bathrooms (including two private ensuites) and amazing storage including two walk-in-robos, understair cabinetry, a storeroom and more. Appointed with this brilliant boutique builder's signature attention-to-detail with the latest Oak, stone and joinery finishes, the home stars every luxe detail from exclusive MadeMeasure door-furniture, to textural terrazzo-style porcelain tiles, to ...

## 51 Dalgetty Rd BEAUMARIS 3193

PRICE : \$2,150,000  
RESERVE PRICE :  
SALE DATE : 30/11/2019  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 D 8  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 3  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 784  
FURNISHED : No  
OWNER OCCUPIED : No



**COMMENTS :** Find your piece of Port Douglas paradise between the schools and the bay! In a world of its own just 300m from the beachfront, this fresco-focused up to four bedroom, 2.5 bathroom home is the ultimate inside, outside, poolside entertainer in extra-deep, extra-wide approx 8439sqft/784sqm tropical gardens. Facing north-west with window-walled formal, family and al fresco zones wrapping very sunny, very private pool, this breath-taking home offers a clever triple-suite design with a pool-view master-domain (with walk-in-robos and ensuite), balconied children's bedrooms (each with ensuite-access to a brand-new Calacatta-style fully-tiled bathroom), and a soaring vaulted-ceilinged home-office - perfect as fourth bedroom. There's even additional accommodation in a clever auto-garage; currently carpeted and mirrored as a gym beyond a lofty double carport. Coolly coastal with a glossy granite and European appliance kitchen facing north to the sandstone-surround solar-heated pool, this resort-style home features a warming gasfire for the formal lounge, reverse-cycle air-conditioning for the living zones, fan-cooling upstairs and down, ducted heating throughout and NBN cabling already in! Splash out in the pool in ...

## 2 Bellaire Ct BEAUMARIS 3193

PRICE : \$2,127,000  
RESERVE PRICE :  
SALE DATE : 21/12/2019  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 F 7  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 644  
FURNISHED : No  
OWNER OCCUPIED : No



**COMMENTS :** Situated in Beaumaris coveted Bellaire Court, where a stunning array of mid-century architecture is simply par for the course, this is an incredible opportunity to procure an original and immaculately maintained Max Sachs designed home. An absolute standout thanks to the inclusion of four bedrooms, two bathrooms and dual living zones, the home benefits from a solid brick construction and showcases classic modernist features including broad picture windows which seamlessly connect its interiors to the private surrounds. Defined by its expansive living areas and a clever yet functional floorplan, the home embraces a central lawned area - its vast lounge (with dining area & built-in bar) and two of the bedrooms all enjoying vistas of this private and generous space. The well-equipped kitchen has a broad breakfast bar and looks out across the welcoming family room; it also boasts calming views of an atrium-style courtyard which is the focal point for guests as they step inside the broad entrance foyer. Heating is also included along with a secure double auto garage. More than satisfying as is, the option is there to undertake a sympathetic modernisation of the current layout which combines timeless elements of mid-century ...

## 67 Dalgetty Rd BEAUMARIS 3193

PRICE : \$2,092,500  
RESERVE PRICE :  
SALE DATE : 06/11/2019  
METHOD : Sold Before Auction  
SETTLEMENT DATE : 20/12/2019  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Bayside  
PARISH : Moorabbin  
MAP REF : 86 D 7  
BLOCK NUMBER :  
LOT NUMBER : 79  
CROWN ALLOTMENT :  
PLAN NUM/REF : LP011639  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 717  
FURNISHED : No  
OWNER OCCUPIED : No



**COMMENTS :** Blending family and the ultimate lifestyle, the space, quality and location of this excellent four-bedroom corner home are outstanding. Featuring a separate study/fifth bedroom option, newly renovated kitchen, a choice of living and entertaining areas, this large home in Beaumaris has been updated to the highest standard. It has everything to keep the family entertained including an upstairs play/TV zone, a saltwater pool and enclosed easy-care garden. Metres from the Concourse shops and cafes, an easy walk to the beach, and in three primary school and the Beaumaris Secondary College zones, this truly is a sought-after neighbourhood. The open-plan downstairs family room and kitchen provides a quiet retreat enhanced with tilting double-glazed windows and automated blinds. The fully renovated Caesarstone kitchen incorporates the latest technology, including Siemens self-cleaning and steam ovens, Blum Auto-Drive automated cabinetry, substantial storage and a servery window direct to the deck and pool area. The large lounge and dining area, study, separate laundry, storage and powder room complete the expansive ground level. Upstairs, in addition to the play/TV zone, are four-bedrooms, including a large parents' retreat with ...

## 93b Reserve Rd BEAUMARIS 3193

PRICE : \$2,050,000  
RESERVE PRICE :  
SALE DATE : 23/11/2019  
METHOD : Sold Before Auction  
SETTLEMENT DATE :  
PROPERTY TYPE : Townhouse (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 3  
ROOMS :  
CARPARKS : 3  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 400  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : High on class and overflowing with sophistication, this stylish residence is one that really stands out from the everyday crowd. Delivering super spaces that come alive in the sunshine, the luxury home stands proudly on its premium Beaumaris street, where the beach is at one end, the zoned secondary college at the other and cafes, parks & shops are nestled in between. A sophisticated approach to styling sets this home apart. Featuring stretches of glass and expanses of pale oak that are offset by ultra-cool matte black, the beautiful interiors extend to an indoor/outdoor room, sundrenched deck & lawn plus the luxury of a sparkling heated pool. Lapping up pool views, the stunning entertaining zone with gas fireplace embraces a chic Dekton kitchen. Equipped to please with twin Neff ovens and a 900mm Bosch Induction cooktop, this space also scores thanks to reams of storage and a walk-in pantry. The wool-carpeted sleeping accommodation is just as satisfying, with an ensuite bedroom on each level giving options for guests or even downsizers, the floorplan also provides two further spacious bedrooms and a simply glorious family bathroom with tranquil treetop views and a decadent bath. Families will appreciate the second living ...

## 18/495-497 Balcombe Rd BEAUMARIS 3193

PRICE : \$2,050,000  
RESERVE PRICE :  
SALE DATE : 16/11/2019  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Apartment  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 3  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No

COMMENTS : With vast skygarden balconies front and rear, 180 degree views north and south and a freestanding position topping the entire central wing of this hilltop group, this is the pinnacle of penthouse living. In a world of its own with natural light in all directions, this breath-taking three bedroom & study, 2.5 bathroom, dual zone home features private lift-entry into the apartment and secondary access via a private stair. The pinnacle of this boutique group with a highpoint finish to match, the home faces the bay with window-walled living-dining separated from the state-of-the-art kitchen by a massive 4m dining bench. Capturing all day sun with a wide northerly aspect (including for the surround-sound media lounge), the home adds a starlight finish to the day with a master domain comprising a glass-walled bedroom, bespoke-fitted dressing-room and dual-vanity ensuite. Showcasing high design interiors with custom-crafted Herringbone parquet floors, bespoke cabinetry and hand-selected Bianco Statuario marble (for benchtops, mantles and feature walls), the home stars a beautifully fitted dual workstation for the home-office, floor-to-ceiling bathroom tiling and lofty 2.7m ceilings. Climate controlled by a zoned system ...

## 5a Powys Dr BEAUMARIS 3193

PRICE : \$1,978,250  
RESERVE PRICE :  
SALE DATE : 24/12/2019  
METHOD : Private Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Townhouse (Single)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



**COMMENTS :** Grandly scaled, lushly landscaped and oriented to the light, this is the ultimate all-new oasis. This substantial three bedroom plus study area, 2.5 bathroom home from in-demand Sierra Properties unfolds beyond a boardwalk-entry to offer a spectacular courtyard-wrapping design centred on a century-old Oak tree. Stepping gently up the block with a private master-level at entry and light-filled principal living flowing to decking in north and west courtyards, this innovative design zones secondary bedrooms beyond a light-filled first-floor lounge. With an elite Siemens appliance kitchen (with double oven) centre-stage and a plumbed stone-finished BBQ kitchen on the northern deck, this benchmark home is appointed to a demanding specification with a butler's pantry servicing both kitchen areas, fully-tiled bathrooms (including a dual-vanity ensuite) and endless storage including walk-in and built-in robes and hall-storage. With up-to-the-minute interiors starring blonde wideboard Oak floors, textural stone benchtops, terrazzo-style tiles and commercial-quality glazing (including a treetop-view pillarless corner), there's every prestige appointment (zoned climate-control plus a gas-logfire, alarm, video-intercom and ...

## 4a Wattle Av BEAUMARIS 3193

PRICE : \$1,880,000  
RESERVE PRICE :  
SALE DATE : 04/12/2019  
METHOD : Sold Before Auction  
SETTLEMENT DATE :  
PROPERTY TYPE : Townhouse (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 3  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



**COMMENTS :** State-of-the-art style has created a superb new residence, three doors from Donald MacDonald Reserve and minutes to the beach. Architect-designed four-bedroom three-bathroom retreat is a light-filled oasis, where a prestige interior merges with private landscaped spaces. Three living zones offer an outstanding sense of space, spread over two expansive levels totaling 290 square metres on 385sqm approx. of land. So many features enhance the fine design, including the app-operated Air Smart heating and air conditioning with high-tech innovation and nest learning thermostats, double-height skylit void bringing light into the lounge, and two beautiful ensuites and a bathroom. The large family room is magnificent with a dining space, oak floors, and big windows to look out to the easy-care garden. Style and functionality are perfectly paired in the kitchen, with 900mm Smeg induction cooktop and oven, Asko integrated dishwasher, butler's pantry, and kit kat-tiled splashback. Choose from a ground-floor or first-floor main bedroom suite, love the upstairs TV retreat, and appreciate the stylish street appeal, underground water storage, landscaping with lillypilly and ficus hedging, and many quality inclusions. Sought-after ...

## 10 Mcnamara St BEAUMARIS 3193

PRICE : \$1,850,000  
RESERVE PRICE :  
SALE DATE : 30/11/2019  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 G 3  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 4  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 586  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Creating immediate appeal with its imposing street presence and premier location within the Beaumaris Secondary College and Mentone Girls Secondary College zone, this impressive four bedroom, four bathroom double-storey residence showcases superior appointments and a favoured northern orientation. Introduced by a grand double door entry, beautifully appointed interiors reveal light-filled spaces, gleaming polished floors, and an array of expansive living areas ready to accommodate growing and extended families with ease. The great combination of indoor proportions and outdoor appeal includes an elegant sitting room opening through glass sliders to private low-maintenance sun-drenched gardens, and a magnificent living and dining domain, featuring a gas fireplace, wraps around a stunning north-facing outdoor room with ceiling fan, for seamless indoor-outdoor living and entertaining. Beyond, secluded gardens with large expanses of grass, provide plenty of space for the children to play. The extraordinary kitchen is the heart of this glorious home, featuring Caesarstone island bench with waterfall edge, a host of Neff appliances, glossy white cupboards, and a stunning butler's pantry. Upstairs, family excellence extends ...

## 4b Bayview Rd BEAUMARIS 3193

PRICE : \$1,765,000  
RESERVE PRICE :  
SALE DATE : 10/12/2019  
METHOD : Private Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Townhouse (Single)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 3  
ROOMS :  
CARPARKS : 3  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : A minimalist aesthetic makes a bold statement at this newly completed four bedroom, 3.5 bathroom residence. Clean lines, natural materials and innovative design elements combine to deliver an outstanding family sanctuary. Peacefully positioned with Royal Melbourne Golf Course at the end of the street, every detail has been meticulously considered creating a home where dramatic visual impact unites with enduring liveability. Designer detail is curated with poise and perfection throughout a free-flowing floorplan, dedicated to easy living with alluring light-filled interiors unfolding to secluded rear gardens with north-east facing entertainment deck. Introduced by an entry hall lined in beautiful Oak flooring, a stunning custom-built study nook and coat cupboard is just an indication of the luxuriousness to come. The expansive living and dining domain is layered with luxury featuring exquisite bespoke joinery, gas fireplace and track lighting. A wall of glass extends the living space further and brings the outdoors in. An elevated alfresco living and dining terrace is the perfect place for relaxed entertaining, backdropped by serene leafy vistas. The timber and stone kitchen is high-end excellence with top-line ...

## 16 Summerhill Rd BEAUMARIS 3193

PRICE :	\$1,750,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	17/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	4
SETTLEMENT DATE :	18/02/2020	BATHROOMS :	2
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	
PARISH :		STOREYS :	
MAP REF :	86 B 4	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	738
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Doors to the sweeping fairways of Royal Melbourne Golf Club, and positioned for a most enviable bayside lifestyle, this 4-bedroom family home with sparkling in-ground pool dishes up options aplenty in one of the area's most sought-after low traffic pockets. With desired zoning for nearby Beaumaris Secondary, a bevy of popular primary schools close by and having both the famed Concourse Shopping Centre & Black Rock village both within easy access, the home is ready to move into and be enjoyed whilst providing plenty of scope to update or start again in the future. On a generous 738 sqm (approx), the existing character-filled home is light, bright & airy and features a sundrenched open plan living/dining zone, entertainers' kitchen with quality appliances, tranquil sitting room plus family room with French doors opening to the alfresco deck with built-in BBQ into marble benchtops. There are three bedrooms upstairs along with a newly refurbished fully-tiled bathroom (with separate toilet) - the main bedroom capturing bay glimpses from its double insulated broad windows possessing the added feature of electric roller shutter for absolute privacy. Among the many inclusions are ducted heating, split system heating/cooling and ...

## 14 Cannes Gr BEAUMARIS 3193

PRICE :	\$1,720,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	24/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	86 F 4	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	646
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Set on a magnificent level block of approx. 635 sqm in a leafy tranquil street close to the Seaview shopping precinct, Beaumaris Secondary College, Mentone Girls' Secondary, primary schools, transport, golf courses, and minutes from the beach, this luxury 4 bedroom, 2 bathroom single level home showcases all that Beaumaris has to offer. Beautifully positioned behind the wrought iron gates security entry, manicured front garden and grand entrance, the home welcomes you with polished wood parquet flooring, which connects the living and bedroom zones. Double doors lead into the main bedroom, with fully fitted ensuite and WIR's, and front garden vista. Bedroom 2 has glass doors into the light filled room with BIR's and garden aspect, whilst the remaining two double bedrooms located towards the rear of the home have BIR's, courtyard views, and are serviced by a beautiful fully tiled main bathroom with spa bath and separate powder room. Open plan living and dining rooms are centrally located, offering the perfect place for special occasion entertaining or quiet relaxation. Flowing seamlessly from the hallway is the state of the art kitchen and casual meals area with bay window and paved al fresco courtyard aspect. The ...

## 3 Spicer St BEAUMARIS 3193

PRICE : \$1,705,000  
RESERVE PRICE :  
SALE DATE : 09/11/2019  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 G 5  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 720  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Gracious, spacious and beachside located, this is where classic family living meets a first-class poolside life! At home amongst the gumtrees in sun-filled pool gardens, this wide-verandahed four bedroom, two bathroom home extends over two lovely levels to offer perfect family harmony with a balconied master-suite floating high above the pool and kids in their own ground-floor fan-cooled bedroom zone. Following a traditional dual zone design with formal lounge-dining wrapping a timeless timber and prestige appliance kitchen, there's a pool-view family-zone flowing out through bi-folds and a covered al fresco area overlooking the sun-catching glass-fenced, solar-heated pool. Graced with polished Baltic Pine boards, lofty ceilings and a gorgeous gas-fireplace, all the contemporary comforts are here too including reverse-cycle air-conditioners upstairs and down, fans and ducted heating throughout, and a big dual-door double garage with jarrah-benched workspace in the sun-filled backyard. Just around the corner from Seaview shopping strip, a few blocks to Mentone Girls College and well within Zone for new Beaumaris Secondary College, this is a beachside poolside beauty for a beautiful family life.

## 66 Spicer St BEAUMARIS 3193

PRICE : \$1,666,000  
RESERVE PRICE :  
SALE DATE : 09/11/2019  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 G 4  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 647  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : A walk to the station, a stroll to the shops, in reach of great schools this picturesque picket-fenced beauty is pretty perfect for family life. A walk to it all and in-Zone for all the in-demand schools, this four bedroom, two bathroom home offers accommodating single-level living with a gracious formal lounge, spacious family living and a separate dining-room large enough to be another living, media or study zone. Warm and welcoming with a classic Bosch appliance kitchen at the heart of family living and an artfully-styled bathroom for each of the separately zoned kids' and parents' wings, this inviting home has hydronic heating, fan-cooling, an air-conditioner and open-fireplace to add to family comforts, while generous parking (including a carport) adds to the ease of lushly landscaped grounds. Zoned for both Beaumaris Secondary College and Mentone Girls College, with all the Mentone schools so close, this is picturesque family living in a pretty handy beachside location with a choice of stations, shopping and even Southland within walking distance! For more information about this well-located family home contact Scott Hamilton or Brydie Hamilton.

## 32a Towers St BEAUMARIS 3193

PRICE : \$1,650,000  
RESERVE PRICE :  
SALE DATE : 15/11/2019  
METHOD : Sold Before Auction  
SETTLEMENT DATE :  
PROPERTY TYPE : Townhouse (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Swing wide the auto-gates, wander down the long private drive, find towering design and serious wow-factor in this one-off Owners Corporation-free home! A rare two-storey rear home with a remarkable solar-passive design, this bold three bedroom, 2.5 bathroom residence maximises summer breezes and winter sun with north-facing living on two levels, flow-through to courtyards front and rear, and an entertainers' deck shaded by an auto-awning. With an in-demand ground-floor master-suite, this clever design puts a chef's kitchen (with Bosch induction cooktop and Siemens integrated dishwasher) at the heart of living and fitted workspaces on each level one an easily-overseen home-office. A showcase of hand-selected fittings and finishes with Brazilian Riverstone topping the massive island-bench and floor-to-ceiling porcelain tiling for the bathroom and dual-vanity ensuite, the home features solid Silvertop Ash floors extending to a custom-crafted glass-edge stair, and excellent storage including walk-in-robe, designer pantry and understair storage. Even the energy-efficiencies have a designer edge with sculptural moveable louvers for the upper level, die-cut screening for the water-tank, and walls of double-glazing and ...

## 7 Wells Rd BEAUMARIS 3193

PRICE : \$1,625,000  
RESERVE PRICE :  
SALE DATE : 08/11/2019  
METHOD : Private Sale  
SETTLEMENT DATE : 14/01/2020  
PROPERTY TYPE : House  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 G 7  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 3  
ROOMS :  
CARPARKS :  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 577  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Inspect by Appointment only - Beautifully renovated with Hamptons style inspiration, this irresistible 3-4 bedroom 3 bathroom beachside charmer will impress. Enjoying bay glimpses, this home comprises a delightful lounge (OFP), superb stone kitchen with F+P appliances and laundry/WI pantry, north facing dining area, 2 downstairs bedrooms (BIRs/WIR), 3 beautifully renovated bathrooms (2 ensuites) and versatility upstairs with 2 attic style bedrooms or 2nd living (BIRs) & a study landing. The home boasts Carrier air conditioning upstairs and Daikin air conditioning downstairs, ducted heating, instant hot water, delightful gardens with automatic sprinklers system and a large single garage with auto garage door. Only seconds to the beach and located in the Beaumaris Secondary College zone, with the Mentone Colleges and Mentone Girls' Secondary close by, it's an opportunity not to be missed!

## 7 High St BEAUMARIS 3193

PRICE : \$1,625,000  
RESERVE PRICE :  
SALE DATE : 04/12/2019  
METHOD : Private Sale  
SETTLEMENT DATE : 30/01/2020  
PROPERTY TYPE : House  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 D 8  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 3  
ROOMS :  
CARPARKS :  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 561  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Private & leafy surrounds create the perfect backdrop to everyday living at this warm & welcoming family home in one of Beaumaris' most peaceful low-traffic locales. With its array of inviting living areas capturing tranquil garden views - and high ceilings adding to the home's ambience and great sense of space - there is no better setting for relaxed family living. Spanning two light-lavished levels, the home features a cosy lounge with gas fireplace whilst a lofty ceiling with clerestory windows stars in the formal dining room. Centrally positioned for effortless hosting, the entertainers' kitchen features a fabulous waterfall stone island and top-shelf appliances; from here, head to the inviting family room with fireplace to unwind with friends. A ground floor master with full ensuite & built-in robes will please families of all ages, three more bedrooms are situated upstairs - one with balcony and bathroom access. A third bathroom is a bonus inclusion whilst ducted heating, multiple split systems, decked alfresco area, family-friendly garden and double garage are among the many highlights. On approximately 561sqm with an ultra-wide frontage, the home is in the prized Beaumaris Secondary zone and close to the ...

## 89 Reserve Rd BEAUMARIS 3193

PRICE : \$1,612,000  
RESERVE PRICE :  
SALE DATE : 23/11/2019  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 C 6  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS : Brick Veneer  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 3  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION : 0  
SIDE DIMENSION :  
LAND AREA : 807  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Glorious gardens, luminous light and a choice of superb spaces - Surely this is what every family needs! Add to that zoning for Beaumaris Secondary College plus proximity to the sparkling beach and this becomes the complete package. Positioned on a fabulous 807sqm (approx.) of sought-after Beaumaris land, this beautiful family home offers a sense of individuality and retro chic that will call out to many. Multiple living spaces boasting expanses of glass looking out to the alfresco patio and flourishing gardens ensure there is a space for every season. Sit fireside in the lounge during winter, lap up the sunshine in the glass-walled dining zone or cook up a storm in the timber Miele kitchen - wherever you choose, guests will feel a real sense of welcome. Four bedrooms including a huge ensuite master complete with dressing room give everyone somewhere to call their own, two further bathrooms are also offered along with a large laundry, considerable storage and multiple split systems, whilst ducted heating, Daikin cooling and carport parking are all on offer. With the possibility to redevelop (STCA), this private sanctuary enjoys the very best of Beaumaris' amenities, is metres to the library, close to public transport ...

## 119 Oak St BEAUMARIS 3193

PRICE :	\$1,600,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	30/11/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	3
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	86 E 6	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	702
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : In the sought after Beaumaris Secondary College zone, on 700 sqm approx of tranquil garden pockets, this homely 4 bedroom 3 bathroom 60s home has an idyllic Beaumaris charm that brings the family together with its quality salt water pool with cantilevered deck, therapeutic spa and self contained unit. Full of light and relaxed leafy views, this private hideaway enjoys 4 invitingly spacious living zones (or 5th bedroom), modern kitchen and bi-fold doors to the split level deck and the spa. Love the free-flowing, sea breeze feeling of this casual haven, complete with pivot front door, polished boards, ducted heating, instant hot water, 2 sheds, double carport and 2nd carport. Walk to schools, concourse, bus & beach.

## 10 Tibbles St BEAUMARIS 3193

PRICE :	\$1,600,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	16/11/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	
PARISH :		STOREYS :	
MAP REF :	86 D 3	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

## 172 Tramway Pde BEAUMARIS 3193

PRICE :	\$1,600,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	07/12/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	3
PARISH :		STOREYS :	
MAP REF :	86 F 6	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	689
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Family locations do not get any better than beautiful Beaumaris! With a range of exceptional schooling options close by to choose from, wonderful local shopping destinations and an abundance of parks and reserves for the children to enjoy - there really is everything you could possibly need for fine family living. At the heart of the coveted Beaumaris Secondary zone and with the Beach at the end of the street - this is an unbeatable opportunity to enter the sought-after beachside location and truly make your mark! Meticulously maintained and impeccably presented, this is a home that can be enjoyed immediately whilst boasting plenty of scope to enhance further in the future. On offer is a solid 3-bedroom home with an inviting living & dining area plus a central well-equipped kitchen and large family room. The main bedroom is peacefully positioned and boasts a walk-in robe and spa ensuite whilst a family bathroom, ducted heating, evaporative cooling, alarm and massive 3-car garage are all included. On approx. 689m<sup>2</sup>, there is plenty of room for further extensions alternatively build a second storey and put a pool in the deep back yard (STCA). Metres to Seaview shops for all your daily needs, the home is also just moments to ...

## 26b Cannes Gr BEAUMARIS 3193

PRICE :	\$1,575,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	21/11/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	4
SETTLEMENT DATE :	20/12/2019	BATHROOMS :	3
PROPERTY TYPE :	Townhouse (Single)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :	Moorabbin	STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	332
PLAN NUM/REF :	PS819766	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



**COMMENTS :** Incredible workmanship and high attention to detail are on full display at this executive townhouse in one of Beaumaris leafiest pockets. Only months old and flooded with natural light, the home offers up an enviable lifestyle just a stones throw from Seaview shops, cafes & transport and only minutes to the bay. Expanses of glass, pale oak and striking black accents create a sense of cool modernity through the lower level living/dining area where floor-to-ceiling walls of glass can be thrown open to blend indoors seamlessly with the alfresco patio. Gas fireplaces both indoors and out offer welcoming focal points – mains gas for the BBQ and a landscaped garden add appeal for families. Entertainers will relish time spent in the luxurious kitchen showcasing stretches of premium stone that waterfall to the European Oak floors. Boasting high-end Smeg appliances including an induction cooktop, there is also a full butlers pantry with a second dishwasher making hosting effortless. The ground floor ensuite bedroom is a desirable inclusion, whilst peacefully placed up open-stringer stairs are three further rooms including a sun-splashed master with fabulous walk-in robe and chic ensuite. A family bathroom with freestanding bath and ...

## 18b Surf Av BEAUMARIS 3193

PRICE :	\$1,535,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	09/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :	05/02/2020	BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Single)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	281
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Between beautiful Quiet Corner on the Beaumaris foreshore and famous Donald MacDonald Reserve this near new 3 bedroom, 2.5 bathroom home epitomizes Beaumaris style in one of the area's most sought after locations. This outstanding townhouse designed and built by award winning Lowe Design & Build in 2017 is finished to the exacting standards Lowe are famous for and includes ultra-premium specifications. The expansive entry reveals flowing oak floors leading to a ground floor master with banks of BIRs and a sophisticated high-end ensuite. Beautiful, modern kitchen with luxurious thick stone waterfall benches and quality Bosch appliances overlooking spacious entertaining zone which flows to the private al fresco terrace. A guest powder room and fitted laundry complete the ground floor. A feature lit staircase with slatted balustrade leads to a generous and versatile first floor retreat and two large bedrooms both offering ample storage and feature windows. The central bathroom is lavishly appointed with sleek tap-ware, dual vanities, stone bench tops and an opulent freestanding bath. There is also a separate powder room on this level. Including a host of quality extras such as zoned ducted heating & cooling, ducted vacuum, ...

## 399 Balcombe Rd BEAUMARIS 3193

PRICE :	\$1,505,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	14/01/2020	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	86 E 5	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : This much loved family home set on approx 738sqm in the beautiful bayside pocket is ready for its next chapter. Just moments from Beaumaris Secondary College, Royal Melbourne Golf Club, the vibrant shops, cafes, restaurants and boutiques of the Concourse, along with parklands and beach, every box of lifestyle, location and convenience is ticked! Immaculately maintained, the accommodation on offer provides dual living zones which comprise both formal and casual living areas. Nestled at the heart, a fantastically renovated kitchen with top of the range appliances enjoys a leafy outlook to the supersized rear garden which has the swimming pool for those glorious warmer days. Including three well-sized bedrooms and a central bathroom, this comfortable package also offers a laundry, ducted heating and split system. Centrally located and brilliantly positioned to enjoy all that this beautiful seaside suburb has to offer, the allotment is close to a broad range of recreational facilities including the tennis courts and bowling greens on Bodley Street, along with the fabulous amenities of nearby Beaumaris Sporting Club. You will be spoilt for choice when it comes to dining out thanks to the array of fine restaurants and ...

## 18 Holding St BEAUMARIS 3193

PRICE :	\$1,500,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	30/11/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	86 D 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	607
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : On 600 sqm approx between the Concourse and the beach, this homely 3 bedroom timber home is invitingly spacious with scope for the future. Enjoying the warmth of original floorboards & timber floors, this sun filled charmer features a gorgeous living & dining room (OFP), 2 big bedrooms (BIRs), central modern kitchen (F+P appliances), relaxed family room, classic bathroom & huge laundry (2nd toilet). The deep rear garden has a covered alfresco area, shed with lovely established trees. Charmed with high strapped ceilings, this family treasure has ducted heating, evaporative cooling, security door, ducted vac & tandem carport via roller door. Beaumaris Sec College zone, bus at your door.

## 137 Tramway Pde BEAUMARIS 3193

PRICE :	\$1,478,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	22/11/2019	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	647
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Serenely set within peaceful garden surrounds, this single-level residence's well presented, light-filled dimensions are perfect for immediate family enjoyment while providing enormous scope to renovate or enhance today's layout, at your leisure. A lovely veranda introduces the charming brick home, where the generous formal area is full of natural light, and large expanses of glazing bring the outdoors in. The elegant lounge room with lovely fireplace flows to a dining area with gorgeous bay window, with both spaces enjoying leafy aspects. A sun-drenched timber kitchen and meals area is well appointed; while a relaxed family / living zone at the rear features built in bar and opens through French doors directly onto a generous northern terrace. From here, the private west-facing gardens are embraced by beautiful established trees and incorporate a sparkling swimming pool and plenty of areas for wonderful alfresco living and entertaining. The three spacious bedrooms all feature built in robes, and are complemented by a bright family bathroom. Complete with powder room, separate WC, large laundry, ducted heating and cooling, solar panels, two water tanks providing up to 4000 litres of water and auto electric gates ...

## 46 Reserve Rd BEAUMARIS 3193

PRICE :	\$1,470,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	30/11/2019	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	86 C 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	810
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Perfectly private behind a high front wall, the superior quality that defines this classically designed three bedroom, two bathroom plus study residence is highlighted by its timeless elegance and exceptional proportions over a single level layout drenched with enviable northern light. Advantaged by its own street frontage, the home delivers a wonderful easy-care lifestyle moments from the beach and the Concourse. High ceilings accentuate the sense of space in the expansive family domain where open-plan living and dining is warmed by a gas log fireplace and cooled by a split-system air conditioner. From here sliding doors connect to a wonderful north-facing Vergola-covered outdoor zone, providing excellent alfresco entertaining while also offering protection from the sun when required. The gourmet kitchen is beautifully appointed with stone waterfall island bench, Miele appliances, and substantial breakfast bar. Awash in natural light, the master bedroom offers serene views across the private front garden and features generous walk in robe and luxurious ensuite with vast stone-topped double vanity, plus separate WC; while two additional light-filled bedrooms enjoy fitted robes, and share a sleek bathroom. ...

## 9 Comport St BEAUMARIS 3193

PRICE :	\$1,460,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick
SALE DATE :	01/11/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	86 E 9	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :**

## 43 Scott St BEAUMARIS 3193

PRICE : \$1,455,000  
RESERVE PRICE :  
SALE DATE : 07/12/2019  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Townhouse (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 E 7  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



**COMMENTS :** Ideally located in a prized pocket between the beach, the Concourse and Banksia Reserve, this sensational three bedroom, 2.5 bathroom residence is wrapped in low-maintenance gardens and presents an exceptional lifestyle opportunity moments from all the action. Designed and finished for easy living, the interiors are light-filled and beautifully scaled enjoying a natural connection with the outdoors; whilst offering intimacy, sophistication and practicality. Warm polished boards make an instant impact and introduce refined areas for daily living and entertaining. An inviting sitting room enjoys leafy aspects and flows to a sun-drenched dining area, and sleek kitchen appointed with Caesarstone island bench, breakfast bar, and stainless steel AEG appliances. The indoors seamlessly extend out to an entirely private north-facing courtyard garden for wonderful covered and alfresco living. Upstairs, over-sized sleeping accommodation includes the master bedroom with walk in robe and luxurious fully-tiled ensuite, plus two additional fitted bedrooms are serviced by a glamorous central bathroom with double vanity. A second living zone completes the level and offers additional space for a family to enjoy. ...

## 14 Hugo St BEAUMARIS 3193

PRICE : \$1,450,000  
RESERVE PRICE :  
SALE DATE : 14/12/2019  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 D 6  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 1  
ROOMS :  
CARPARKS : 6  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 618  
FURNISHED : No  
OWNER OCCUPIED : No



**COMMENTS :** Build the Bayside Beaumaris family dream or develop into the future on the broad 16.7m/55ft frontage and 6,600sqft/613sqm of promising blue-chip beachside land! Incredible value within only metres to Beaumaris Reserve and it's Tennis courts, Library, Community Centre & Soccer Club. Just a moment's walk to both Beaumaris Primary and the highly sought after strictly zoned Beaumaris College. This opportunity to set the family up in a quiet, tightly held street so close to everything we love about Beaumaris is yours for the taking. Alternatively, consider the prospect of the wide block and the development of 2 luxury homes (subject to Council Approval) in this highly-sought position with the Concourse, Beach and prestige golf courses all within steps. This premier beachside position is ready to reward with schools, shops and the best of Bayside. Talk to the architect, think to the future, and set up the family to live the Beachside Bayside lifestyle. For more information about this exceptional opportunity contact Peter Hickey or Sam Harrison.

## 102 Oak St BEAUMARIS 3193

PRICE : \$1,450,000  
RESERVE PRICE :  
SALE DATE : 16/11/2019  
METHOD : Auction Sale  
SETTLEMENT DATE : 19/12/2019  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Bayside  
PARISH : Moorabbin  
MAP REF : 86 E 6  
BLOCK NUMBER :  
LOT NUMBER : 6  
CROWN ALLOTMENT :  
PLAN NUM/REF : LP046267  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 2  
ROOMS :  
CARPARKS :  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 632  
FURNISHED : No  
OWNER OCCUPIED : No



**COMMENTS :**

## 69 Haldane St BEAUMARIS 3193

PRICE: \$1,415,000  
RESERVE PRICE:  
SALE DATE: 09/11/2019  
METHOD: Auction Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: House (Res)  
MUNICIPALITY: Bayside  
PARISH:  
MAP REF:  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

RECORDED:  
WALLS:  
ROOF:  
BEDROOMS: 3  
BATHROOMS: 2  
ROOMS:  
CARPARKS: 2  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA: 602  
FURNISHED: No  
OWNER OCCUPIED: No



COMMENTS: Perfectly placed for easy family living, this much-loved 3-bedroom home enjoys a privileged corner position just metres to Beaumaris & Stella Maris primary schools, the Concourse and fabulous sporting facilities of nearby Banksia Reserve. Stand on the back step and say goodbye to the kids as they stroll to school or head off to footy on Saturday mornings – everything is wonderfully close to this potential-loaded property! Cherished by one owner for over a generation, the home on approx. 602m<sup>2</sup> delivers something for everyone. Move in and immediately enjoy the existing accommodation which comprises a lounge-dining room, sun-drenched family room, central kitchen, two bathrooms & an alfresco deck bathed in northerly sunshine. Rich with charm and character, the home is kept comfortable by split system heating/cooling and ceiling fans whilst a large laundry and garage are also offered. With the solid foundations for stylish contemporary living – update the kitchen and bathroom, replace the carpets and wave some chic coastal flair! Alternatively, take advantage of the allotments corner position and embark on a new home or possible townhouse subdivision (STCA). Properties in the new Beaumaris Secondary College zone are in hot ...

## 56 Cromer Rd BEAUMARIS 3193

PRICE: \$1,410,000  
RESERVE PRICE:  
SALE DATE: 06/12/2019  
METHOD: Sold Before Auction  
SETTLEMENT DATE:  
PROPERTY TYPE: House (Res)  
MUNICIPALITY: Bayside  
PARISH:  
MAP REF: 86 F 6  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

RECORDED:  
WALLS:  
ROOF:  
BEDROOMS: 4  
BATHROOMS: 2  
ROOMS:  
CARPARKS: 2  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA:  
FURNISHED: No  
OWNER OCCUPIED: No



COMMENTS: Down a beautifully planted driveway past a sparkling west-facing swimming pool, this private and secure four bedroom, two bathroom family residence offers a prized location, positioned between the beach, the Concourse and Seaview Village. Introduced by a lovely northern veranda where you can relax in the dappled shade provided by established greenery, the generously proportioned interiors feature a sun-drenched lounge room flowing to an elegant dining room enjoying gorgeous outlooks across the private front garden with beautiful pool and great alfresco living spaces. Accompanied by a well-appointed timber kitchen with free-standing Chef stove and breakfast bar. At the rear, a generous north-facing rumpus room adjoins a retreat and kitchenette. Awash in natural light, this relaxed living zone opens through glass sliding doors to private rear gardens. Family accommodation is generous and spread across both levels. All four bedrooms feature built in wardrobes and are serviced by two bright bathrooms and a separate WC. Highlights include polished timber floors, ducted heating, separate laundry, security alarm, reverse-cycle air conditioner and double carport. Warm and inviting, this family haven is perfectly ...

## 59a Oak St BEAUMARIS 3193

PRICE : \$1,400,000  
RESERVE PRICE :  
SALE DATE : 21/11/2019  
METHOD : Sold Before Auction  
SETTLEMENT DATE :  
PROPERTY TYPE : Townhouse (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 3  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : A prime location opposite Banksia Reserve is the perfect address for prestige living in a newly-built townhouse. Well-designed residence has plenty of space and easy-care indulgence, three blocks from Beaumaris Primary School and minutes from the beach. The three-bedroom design is exceptional with living areas and bedrooms across two levels. The spacious family room and meals area impresses for everyday living and entertaining, and the gourmet kitchen is stylish and functional with Caesarstone Raw Concrete benchtops, self-cleaning oven, gas cooktop and Miele dishwasher. Families will appreciate the upstairs living area complete with leafy views, the main bedroom can be upstairs or downstairs, and the three bathrooms and powder room are stylish. Meticulous planning has gone into choosing quality finishes and features, including the established landscaping, study nook with charging points, ground-floor bedroom with ensuite, zoned integrated ducted heating and air conditioning, spotted gum floors, zoned watering system and outdoor sensor lighting. You can relax outside on a choice of decked areas, start your day with a walk around the wide-open spaces opposite, and enjoy living in the Beaumaris Secondary College zone and ...

## 1/427 Beach Rd BEAUMARIS 3193

PRICE : \$1,370,000  
RESERVE PRICE :  
SALE DATE : 09/12/2019  
METHOD : Private Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Townhouse (Single)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 D 9  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Exclusively situated in this prestigious location with the beach just footsteps away, this three bedroom, two bathroom seaside sanctuary offers exceptional liveability, timeless elegance, style, and functionality in private, secure and low-maintenance surroundings. Set amongst lush, secluded gardens with wonderful, sun-drenched outdoor spaces, the home's refined interiors reveal generous dimensions backdropped by banks of glazing and French doors emphasizing the openness and connection with the beautiful outdoors and large motorised awning. The spectacular double-storey layout showcases a generous, sun-splashed ground floor living space opening onto a leafy outdoor terrace for private alfresco living and entertaining; while upstairs, an open-plan family and dining zone is serviced by a well-appointed kitchen with Smeg appliances, granite benchtops and breakfast bar. Extending the living space further, French doors seamlessly connect to the gorgeous balcony where you can relax watching beautiful sunsets or enjoy water glimpses framed through beautiful coastal greenery. Accommodation is perfectly zoned for privacy with the master suite on the first floor enjoying walk in robe and luxe ensuite; while two fitted ground ...

## 518a Balcombe Rd BEAUMARIS 3193

PRICE :	\$1,350,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	30/11/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	
SETTLEMENT DATE :		BATHROOMS :	
PROPERTY TYPE :	Land (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	0
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	976
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** A substantial land opportunity with a dream beachside address - this incredible allotment of approx. 976m2 should be at the top of your inspection list! Enjoying a quiet elevated position on the desired north side of the street, this is a fabulous opportunity to make your mark in a first-class neighbourhood where the sparkling waters of Port Phillip Bay create the perfect backdrop to everyday living. Design & craft a luxury beachside home that will potentially capture sweeping bay views from its upstairs spaces - in the prized Beaumaris Secondary College zone and surrounded by a choice of primary schools, this really is the ideal site to build a luxury family showstopper. Alternatively, subdivide and embark on that elusive townhouse development you've dreamed of (STCA). Smack bang between the Concourse & Black Rock village - with bus routes, shopping destinations, cafes and the beach all nearby - this is the ultimate lifestyle location and what better way to enjoy it all than to start with a tantalising blank canvas high on Balcombe hill!

## 42 Towers St BEAUMARIS 3193

PRICE :	\$1,285,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	09/11/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :	05/12/2019	BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :	Moorabbin	STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	276
PLAN NUM/REF :	PS710145	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



**COMMENTS :** Combining a prime central position with contemporary design, this stunning double storey 3-bedroom residence will have you enjoying easy family living in sophisticated surrounds. Flawlessly finished throughout, relish the choice of two living zones with a stylish lounge room to the front and light filled open plan living to the rear; spilling onto a paved alfresco entertaining area and lush private garden. You'll adore the sleek kitchen fitted with a window splashback, quality Technika appliances and stone benchtops. Upstairs comprises of a peaceful ensuited main bedroom with walk-in robe and private balcony, two additional great-sized bedrooms with built-in robes and a blissful bathroom with separate shower and bath. Comfortable with ducted heating and cooling, downstairs guest powder room, large laundry, video intercom and double auto garage (internal entry) behind a secure auto sliding gate. Positioned a leisurely walk to Mentone Girls Secondary College, buses, trendy local eateries and the beach plus, moments to trains, Mentone's elite school precinct and Beaumaris Secondary College this low-maintenance home will be sure to delight the modern family.

## 2/1 Woff St BEAUMARIS 3193

PRICE : \$1,240,000  
RESERVE PRICE :  
SALE DATE : 30/11/2019  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Townhouse (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 D 4  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 1  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 445  
FURNISHED : No  
OWNER OCCUPIED : No



**COMMENTS :** Find yourself amongst the tall trees of the Sandbelt Courses and tee off into life in your own Fairway oasis. Secluded, serene and superbly sunny at the end of a long private drive, this 3 bedroom, single-level home is set in lush garden surrounds with a north-facing deck-wrapping design catching all-day sun and garden outlooks through free-flowing lounge, kitchen and dining areas and most bedrooms! A sanctuary of single-level style with prestige appliances (including an induction cooktop and Miele dishwasher) for the glossy Caesarstone-benchttop kitchen, this elegant oasis features a clever two-way ensuite-bathroom, copious storage (including built-in and walk-in-robos, hall and garage units) and conveniences including fans, reverse-cycle air-conditioners and ducted heating. Even the outdoors have beyond-par style with a highest-quality aluminium louvred-pergola for the deck and a tall double garage. Opposite Royal Melbourne Golf Course, close to Beaumaris North Primary School in the heart of the new Secondary College Zone, this secluded oasis has the Concourse within a minute, the bay and Southland within reach and the Greens all around!

## 11 Church St BEAUMARIS 3193

PRICE : \$1,200,000  
RESERVE PRICE :  
SALE DATE : 09/11/2019  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 F 5  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 1  
ROOMS :  
CARPARKS : 1  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 602  
FURNISHED : No  
OWNER OCCUPIED : No



**COMMENTS :** Pretty as a picture and pretty perfectly positioned, this one is ready for a big beautiful future. Around the corner from friendly Seaview shopping strip and in the Zone for both Beaumaris and Mentone Girls Secondary Colleges, this approx 602sqm property is ready for the future with a charming three bedroom, 1.5 bathroom weatherboard home to enjoy today and a leafy lovely locale to capitalise on tomorrow. Polish up, paint out and find plentiful space to fill in for the time being with a fine formal lounge, vintage kitchen-meals and a huge family-room catching afternoon sun over the garden. With an upgraded bathroom plus a handy second WC, gas heating plus inverter air-conditioner and a big storage garage, this picturesque home provides old-world charm to rent or enjoy, while planning a new world of prestige living. Oriented to afternoon sun at the rear, sized to the biggest new home or townhouses (subject to Council Approval) and located for beachside life within walking distance of stations, and minutes of Southland and the Mentone schools, there's pretty much all you need to see through a brand new family dream home or development here!

## 2/74 Reserve Rd BEAUMARIS 3193

PRICE : \$1,060,000  
RESERVE PRICE :  
SALE DATE : 11/11/2019  
METHOD : Private Sale  
SETTLEMENT DATE : 13/12/2019  
PROPERTY TYPE : Townhouse (Single)  
MUNICIPALITY : Bayside  
PARISH : Moorabbin  
MAP REF : 86 D 6  
BLOCK NUMBER :  
LOT NUMBER : 2  
CROWN ALLOTMENT :  
PLAN NUM/REF : PS343545  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : Yes



COMMENTS : Quietly tucked away facing Agnes St, this pristine 3 bedroom 2 bathroom single level residence is elegantly spacious easy care living. Wonderfully light, this timeless 'one owner' classic enjoys a superb lounge, bi-fold doors to a north facing family/meals area (gas log fire & bay window), a generous kitchen, 3 lovely bedrooms (BIRs/WIR), 2 radiant bathrooms (ensuite & spa) & laundry. The sun splashed deck is bordered by garden colour & the double auto garage has direct access. Add your own taste in time, as this functional layout has ducted heating, evap cooling and ample storage. Seconds to Concourse, bus, parks, community facilities & beach. Beaumaris Sec College zone.

## 19a Comas Rd BEAUMARIS 3193

PRICE : \$1,050,000  
RESERVE PRICE :  
SALE DATE : 07/12/2019  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Townhouse (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 E 3  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Quietly tucked away at the rear in a tranquil setting, this well-proportioned single-level three bedroom, two bathroom residence promotes a peaceful lifestyle in a desirable location moments from shops, cafes, schools and golf courses. Optimising privacy yet open to the natural light, the home opens to a free-flowing floorplan where light-filled interiors deliver wonderful spaces for both daily living and entertaining. A generous living area leads to an elegant dining room with both spaces enjoying glorious leafy aspects and opening to both front and rear terraces for serene and relaxed alfresco living. The fabulous kitchen is perfectly situated to enjoy serene garden aspects and features stone benchtops, stainless steel Technika appliances, breakfast bar, and good cupboard space. Family accommodation is generous, including a master suite with walk in robe and stylish ensuite looking out across the lush front greenery; while two additional bedrooms feature built in wardrobes and are serviced by a bright family bathroom. Complete with ducted heating, inverter split-system air conditioner, fitted laundry, separate WC, exceptional storage, and internally accessed remote double garage. The address affords ...

## 14/495 Balcombe Rd BEAUMARIS 3193

PRICE : \$920,000  
RESERVE PRICE :  
SALE DATE : 06/12/2019  
METHOD : Private Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Apartment  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 2  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



**COMMENTS :** Located high on Balcombe Hill, come home to your private retreat at Amaro, where the lifestyle is effortless. Like-new and at the rear of the residence for optimum privacy, this two-bedroom apartment is full of light and fine design. It's a dream find if you love the idea of walking to the beach, Black Rock's cafes and Concourse shops in minutes, and want to be in the nearby Beaumaris Secondary College zone. The open plan living and dining zone is perfect for entertaining, featuring a balcony with bay views. Exacting design delivers contemporary elements for easy living, including an llve gourmet kitchen with Blum cabinetry and stone benches, study zone featuring a built-in desk, wine cellar room, wide engineered oak floorboards, and ducted air conditioning. Every room reveals standout features, with the main bedroom's ensuite designed with large-format tiles, floating vanity and LED highlight lighting. The single-level position is perfect for stair-free living, there's a central bathroom and laundry, video security entry, generous storage space, and a lift to take you to your two car spaces and two storage cages.

## 10/495 Balcombe Rd BEAUMARIS 3193

PRICE : \$875,000  
RESERVE PRICE :  
SALE DATE : 18/12/2019  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Apartment  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS : Concrete  
ROOF :  
BEDROOMS : 2  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 1  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



**COMMENTS :** Presenting buyers with an irresistible combination of vast light-filled proportions and an outstanding lifestyle address, this flawlessly appointed, north facing two bedroom apartment is a superior residence located on high on Balcombe Hill that is sure to impress. The open plan living and dining zone is perfect for entertaining, featuring a large balcony. Exacting design delivers contemporary elements for easy living, including an llve gourmet kitchen with Blum cabinetry and stone benches, study nook, wide engineered oak floorboards, and ducted air conditioning. Every room reveals standout features, with the main bedroom's ensuite designed with large-format tiles, floating vanity and LED highlight lighting. The single-level position is perfect for stair-free living, there's a central bathroom and separate laundry, video security entry, generous storage space, and a lift to take you to your car spaces and storage cage. It's a dream find if you love the idea of walking to the beach, Black Rock's cafes and Concourse shops in minutes, and want to be in the nearby Beaumaris Secondary College zone.

## 8/33-35 Bodley St BEAUMARIS 3193

PRICE :	\$805,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	02/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Apartment	ROOMS :	4
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	86 E 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Securely positioned at the rear of a boutique development, the impressive lifestyle appeal of this three bedroom, two bathroom ground-floor home is further enhanced by the allure of its brilliant location, footsteps to the foreshore and with shops, cafes, restaurants, bus services and parklands all nearby. Showcasing high quality finishes and luxurious interior spaces, this impeccable residence creates an immediate impact and leaves a lasting impression. Private, inviting and light-filled, the open-plan living and meals zone is extended by a wall of glass sliders and opens to a sunny northwest terrace providing a wonderful and functional entertaining environment set amid glorious secluded surrounds. The tranquil indoor-outdoor zones are serviced by a gourmet stone-topped kitchen, well-appointed with Smeg appliances, glossy white cabinetry, glass splashbacks, and plenty of cupboard space. Also opening to the terrace, the master bedroom offers mirrored fitted robes and a luxurious ensuite and split-system air conditioner. Two additional bedrooms include a light-filled bedroom with built in wardrobes, and a third bedroom/study. Additional features include a sleek second bathroom with Euro laundry, split-system air ...

## 1/1 Alfred St BEAUMARIS 3193

PRICE :	\$790,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	24/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :	16/01/2020	BATHROOMS :	2
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	86 G 4	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	238
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS :

## 14/464 Beach Rd BEAUMARIS 3193

PRICE :	\$785,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	11/12/2019	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	Apartment	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	86 E 9	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : A beach road address is a dream for many, and this beautiful apartment is a brilliant opportunity for first-home buyers & investors to enter this premium market. With cafes and supermarket at the doorstep and the beautiful bay just across the road, life here is to be lived and lived well! Elevated and filled with light, the single-level home boasts soaring ceilings and multiple windows that combine to create a true sense of airy appeal. The spacious living & dining zone and adjacent study area are oriented to capture northern sun - a front-facing alfresco balcony is perfect for lapping up sea breezes; whilst back inside, the entertaining bar is ideal for easy get-togethers. The oversized kitchen is equipped with quality Blanco appliances and offers ample space for preparation and storage. Two generous bedrooms are also offered both benefiting from full mirrored robes, they include a huge master with access to the sleek two-way bathroom where cool matte black accents are a chic feature - a separate WC is also offered along with a large Euro style laundry, split system, panel heater and two parking spaces. Close to beach tracks, recreation and zoned for Beaumaris Secondary College zone For more information on this big & ...

## 4/8-10 Michael St BEAUMARIS 3193

PRICE :	\$680,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	07/11/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	2
SETTLEMENT DATE :	11/12/2019	BATHROOMS :	1
PROPERTY TYPE :	Unit	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	
PARISH :		STOREYS :	
MAP REF :	86 F 5	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	101
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : They don't get fresher, brighter or closer to the shops than this! Just four doors to Seaview shopping strip in a tightly-held Course-side crescent-court, this rear two bedroom, 1.5 bathroom unit, approx. 101m2 is renovated to better-than-new standards with everything from flooring to fly-screens, lighting to laundry cupboards, and window-furnishing to hot-water service all brand new! Replumbed, rewired and ready to go the distance for investors and owner-occupiers alike, this sparkling unit stars a bright new kitchen with never-used European appliances, a stylish new bathroom with full bath and separate shower, and two freshly appointed separate WCs one in a courtyard powder-room! With a gorgeous gas-logfire and newly-installed reverse-cycle air-conditioner for the living area and robes for both bedrooms, everything is up-to-the-minute here. Even the outdoors sparkle with a carefree courtyard wrapping around to the lock-up garage, maintenance-free new Colorbond fencing, and an new all-ability back step! With friendly Seaview shops and the bus virtually on the doorstep, Royal Melbourne's East Course just around the crescent, the bay and Southland within reach, and Mentone Girls and the new Beaumaris Colleges in-zone, ...

## 5 Canberra Gr BEAUMARIS 3193

PRICE :		RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	16/01/2020	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Single)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	86 E 5	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	345
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Hidden down one of Beaumaris sought-after cul-de-sacs, this sophisticated town residence provides families with luxury finishes and beautiful spaces all wrapped up in one stylish & stress-free package. With its own street frontage and merely doors to the fairways of Royal Melbourne Golf Course, the exceptional home is an easy stroll to Seaview shops & cafes, moments from the beach and within the tight Beaumaris Secondary College zone. Spanning two sunlit levels, the ground-floor is dedicated to entertaining. With a choice of living and dining areas that extend to a fabulous alfresco deck, indoor get-togethers can effortlessly spill into the fresh air. And back inside, hosts will appreciate the uber-cool matte black kitchen that boasts a full complement of Miele appliances including triple ovens & coffee machine – an integrated Vintec wine fridge adding to the sense of luxury. Each of the three bedrooms are peacefully placed upstairs including an extravagant ensuite master with private balcony and masses of storage, whilst a stone-accented spa bathroom and downstairs powder room and laundry are also offered. Set amongst lush established gardens, the top-quality homes highlights include double-glazed windows, remote awnings, ...

## 21 Hornby St BEAUMARIS 3193

PRICE :		RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	25/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	5
SETTLEMENT DATE :		BATHROOMS :	4
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	4
PARISH :		STOREYS :	
MAP REF :	86 B 5	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	899
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Showcasing an incredible Dave Franklin designed garden, beautiful solar heated pool and multi-seasonal alfresco area, this exceptional home delivers the very best in sophisticated family living. Nestled on one of Beaumaris most sought-after tree-lined boulevards, its vast, yet welcoming, interiors are matched by resort-style surrounds that will quite simply take your breath away. Private and secure (on approx. 899m2) the home offers up to 45+sq of uncompromising accommodation over two luxuriously-appointed levels. Upon entry, an extra wide reception area provides the perfect welcome and leads past a guest bedroom & bathroom to a choice of inviting living areas, including a sensational home theatre. A two-way gas fireplace separates the formal dining and lounge areas whilst a stylish entertainers kitchen is ideal for hosting gatherings big and small; it looks out across the family room to the alfresco terrace and gorgeous gardens with serene water feature, outdoor kitchen (bbq) & pool. Four additional bedrooms (BIRs) are positioned upstairs along with a spacious lounge area; the decadent parents retreat is sure to impress thanks to substantial storage and luxe ensuite with sumptuous spa bath. With absolutely nothing to be ...

## 7 Michael St BEAUMARIS 3193

PRICE :		RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	16/11/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	6
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	648
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

## 4a Mariemont Av BEAUMARIS 3193

PRICE :		RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	04/01/2020	ROOF :	
METHOD :	Private Sale	BEDROOMS :	4
SETTLEMENT DATE :		BATHROOMS :	3
PROPERTY TYPE :	House (Res)	ROOMS :	7
MUNICIPALITY :	Bayside	CARPARKS :	3
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Offering an unparalleled combination of quality, luxury and functionality, this striking four bedroom, 3.5 bathroom residence presents the opportunity to live an enviable lifestyle amongst premier surroundings. At the forefront of modern design, this home exceeds all expectations of luxury presenting comfortable living spaces on both levels, and choice of two main bedrooms suites with the downstairs option to courtyard access, and upstairs showcasing panoramic double glazed full-length windows and wall to wall robes/storage. The fully custom designed entertainers kitchen features deluxe Calacatta stone benchtops, contemporary matte-black details, Miele appliances and serverly window to the side courtyard. The carefully articulated floorplan creates a seamless transition from the expansive living/dining zone opening to outdoor entertaining area with built-in BBQ and seating. Additional features include European Oak floors, fully wired media area, zoned climate controlled heating and cooling, video-intercom and security systems, and ducted vacuum. Impressively wide-fronted with double auto-garage plus additional parking in a fully landscaped forecourt. This flawless family home is designed for those who seek inspirational ...

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