

# hockingstuart

PH: 03 9583 3246

FAX: 03 9584 7214

DATES : 01/03/2018 and 31/05/2018  
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 : 40

hockingstuart

## Results

### 2 Point Av BEAUMARIS 3193

PRICE :	\$3,720,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	03/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
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 :	1,111
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



COMMENTS : Mark Twain once said, "Buy land, they're not making it anymore" and never could a truer word be said. Metres from the beach, in a position coveted by many a Beaumaris local, this exceptional 1111sqm(approx.) parcel of land not only delivers in size and orientation but also in a location so tightly-held that openings like these are simply once in a lifetime. Only those in the know will appreciate just what the unmade road and rural setting conceals - exploding from the end of the road, the elevated view from bluff to bluff of Port Phillip Bay is something to behold. Think Beach Road, but better. The land is there, the location speaks for itself but what can you make of it This corner block is lavished in sunshine throughout the day and can accommodate the most luxurious of bespoke family residences (STCA) and a double storey design may pay you back with breathtaking water views. Truly peaceful like no other bayside location, Point Ave boasts direct pathway access down to famous Ricketts Point. Flanked by multi-million dollar homes, this is the last undeveloped site and is currently home to an original three-bedroom abode. Offering a premium lifestyle, there is prized zoning for Beaumaris Secondary College, proximity to Mentone's elite private schools along with easy access to dining options, shops and transport.

## 162 Dalgetty Rd BEAUMARIS 3193

PRICE: \$2,360,000  
RESERVE PRICE:  
SALE DATE: 12/05/2018  
METHOD: Private Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: House  
MUNICIPALITY: Bayside  
PARISH:  
MAP REF: 86 E 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:  
FURNISHED: No  
OWNER OCCUPIED: No



COMMENTS: The definition of style and sophistication with crisp clean lines, a carefully chosen colour scheme and exquisite finishes throughout - this exceptional family home is the perfect combination of luxury and functionality. Cleverly conceived to capture the maximum northern sunshine, the thoughtfully zoned residence features a choice of welcoming living areas - a tranquil sitting room, first floor landing retreat plus light-lavished rear entertaining area provide plenty of room for all family members to spread out. With full height glass doors to the private back garden, the beautiful stone kitchen showcases a full suite of premium Bosch appliances - among them an induction cooktop, integrated dishwasher and twin ovens. Certain to please the most avid of chefs, this first-class space is complemented by a generous butler's pantry and substantial storage. All four bedrooms are peacefully positioned upstairs, including the elegant master with enviable walk-in robe and magazine-worthy ensuite. A fully-tiled family bathroom services the remaining bedrooms. Boasting an impressive entrance foyer, additional highlights of this double-glazed home include a sheltered outdoor kitchen, dedicated study, hydronic heating, split system heating/cooling, huge laundry, powder room, gorgeous oak herringbone floors, mud room with direct access to the double auto garage and established, low maintenance gardens. A dream location - with the new Beaumaris Secondary College, Concourse and a choice of well-regarded primary schools all just a breath away - this really is family living at its absolute finest. For more information about this incredible family residence contact Mathew Cox at Buxton Mentone on 0413-102-224.

## 6 Harfleur Av BEAUMARIS 3193

PRICE: \$2,350,000  
RESERVE PRICE:  
SALE DATE: 17/03/2018  
METHOD: Auction Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: House (Res)  
MUNICIPALITY: Bayside  
PARISH:  
MAP REF: 86 G 7  
BLOCK NUMBER:  
LOT NUMBER:  
CROWN ALLOTMENT:  
PLAN NUM/REF:  
YEAR BUILT:

RECORDED:  
WALLS:  
ROOF:  
BEDROOMS: 5  
BATHROOMS: 3  
ROOMS:  
CARPARKS: 2  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA:  
FURNISHED: No  
OWNER OCCUPIED: No



COMMENTS: Gardens that could only be described as breathtaking embrace this beautiful character-rich 5 bedroom home in Beaumaris' coveted Deauville Estate, creating an unforgettable welcome and setting the scene for an indisputable serenity that can be found throughout. Affording stunning leafy aspects from every room, the light-lavished home features an elegant and exceptionally tranquil formal lounge (open fireplace), dining room plus fabulous rear entertainers' zone which cascades over two sundrenched levels and spills out to the alfresco dining deck and sparkling pool set in lush, established surrounds. Back inside, the luxe stone kitchen with premium 11ve oven & large walk-in pantry will impress all avid chefs and is perfectly positioned for both indoor/outdoor entertaining. Three of the king-sized bedrooms can be found upstairs, including the opulent master with built-in robes, ensuite and large walk-in robe/dressing room. A fourth bedroom, or possible teen/guest retreat is situated downstairs along with a bright family bathroom which provides convenient access to the pool area. A fitted home office, ducted heating, evaporative cooling, security alarm and double garage conclude a flawless package, which is brilliantly located for an enviable Beaumaris lifestyle, where zoning for the new secondary college and proximity to cafes, parks and the beach are simply yours for the taking.

## 15b Hilton St BEAUMARIS 3193

PRICE : \$2,300,000  
RESERVE PRICE :  
SALE DATE : 14/04/2018  
METHOD : Auction Sale  
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 : Designed on the grandest scale and finished to the most exacting specification, this just-completed home goes above and beyond on every level! Elevated on the street-front with North sun to the rear, this four bedroom, plus fitted home-office, 3.5 bathroom home sets a whole new standard. Step beyond the striking full height front door and shadow lined feature wall, then it's your choice of a ground floor garden view or 1st floor bay view master suite with balcony (each with a finely fitted dressing room and beautifully detailed ensuite). The main living and dining area is sensationally deck-wrapped with mature gardens, all seen through 3m high floor to ceiling windows providing the idyllic setting to kick up your heels and entertain! Architect-designed on a rarely-seen scale with an equally rare level of quality, this exceptional home brings together fittings and finishes from across the world - with a Spanish tiled splashback for the European appliance kitchen, Australian Blackbutt joinery and exterior detailing (including the double auto-garage door), Muuto lighting from Finland and American Oak floors extending to a spectacular slat-screen stair. With hydronic heating, reverse-cycle air-conditioning over four zones and every conceivable extra including alarm, video intercom, ducted vacuum and auto-irrigation, this world-class home is appointed to beyond-prestige standards. Even the location goes above and beyond - in the Zone for new Beaumaris Secondary College, this tightly held pocket is just four blocks to the bay and a walk to the bars and baristas of the Black Rock Village. For more information about this benchmark all-new home contact Christian Hegarty or Louise Herterich

## 35 Hornby St BEAUMARIS 3193

PRICE : \$2,300,000  
RESERVE PRICE :  
SALE DATE : 02/04/2018  
METHOD : Sale  
SETTLEMENT DATE : 07/05/2018  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Bayside  
PARISH : Moorabbin  
MAP REF : 86 B 5  
BLOCK NUMBER :  
LOT NUMBER : 1  
CROWN ALLOTMENT :  
PLAN NUM/REF : PS701461  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS :  
ROOMS :  
CARPARKS :  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 426  
FURNISHED :  
OWNER OCCUPIED : Yes



COMMENTS :

## 5 Powys Dr BEAUMARIS 3193

PRICE : \$2,220,000  
RESERVE PRICE :  
SALE DATE : 18/04/2018  
METHOD : Private 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 : 3  
BATHROOMS : 2  
ROOMS : 7  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS :

## 22 Mariemont Av BEAUMARIS 3193

PRICE : \$2,200,000  
RESERVE PRICE :  
SALE DATE : 25/04/2018  
METHOD : Sold Before Auction  
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 : 5  
BATHROOMS : 4  
ROOMS :  
CARPARKS : 4  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 908  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Having seen Beaumaris grow up around it, this much-loved residence is now offered for the first time in over sixty years. Cascading over three levels on an oversized 908sqm (approx.) allotment, this beautiful family haven has provided the setting for many treasured memories. Set within the Beaumaris Secondary College zone, just metres to Seaview Shops and the beach, this neighbourhood has richly repaid the owners' loyalty. Beyond a sundrenched northerly frontage, the main level of the home opens to offer a formal lounge with cosy gas fireplace which gives way to a glossy granite kitchen. Well-equipped and spacious, this zone and the adjacent meals area look out across a sunny balcony to the heated pool and deep gardens. An accessible ensuite master bedroom is located at entry level along with a study/5th BR, while peacefully positioned upstairs, two large bedrooms (BIRs & fans) flank a relaxing retreat complete with sunny terrace – a large granite trimmed bathroom services this zone. Tucked away on the ground floor, a further bedroom and adjacent bathroom create an ideal self-contained setting for guests. A pool cabana with shower and WC is hidden amongst the flourishing edible gardens, whilst concluding this special offering are ducted heating/cooling, powder room, laundry, masses of under-house storage and two double auto garages.

## 4 Stawell St BEAUMARIS 3193

PRICE : \$2,044,000  
RESERVE PRICE :  
SALE DATE : 21/05/2018  
METHOD : Private Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 B 6  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 2  
ROOMS : 5  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Opposite Donald MacDonald Reserve, this elegantly modern 4 bedroom + study 2.5 bathroom family home is quite the entertainer with a variety of fabulous spaces. Classically welcoming with its marble entry foyer, this quality built home features a north facing lounge, formal dining room and large office with grey stained timber floors, a relaxing open plan living with bay windowed dining area and granite kitchen with Fisher & Paykel dish drawers, huge upstairs rumpus room with gorgeous park views, 4 great sized bedrooms (BIRs) including a huge master with retreat area, palatial spa ensuite & 2 WIRs; fully tiled family bathroom, marble powder room & a large laundry. The amazing outdoor living space features an undercover deck with stacked stone retaining walls up to a solar heated pool and a fire-pit sitting area in low maintenance garden surrounds. With so much to love for everyday family living, this classic entertainer enjoys newly polished boards, ducted heating/air conditioning, intercom and auto gates to a double auto garage. A perfect location between The Concourse shops, the beach and Black Rock Village, zoned for Beaumaris Secondary College and Mentone Girls' Secondary College and with the bus at the end of the street this is easy Bayside family living at its absolute best. For more information on this delightful home contact Sam Harrison

## 10 Reserve Rd BEAUMARIS 3193

PRICE :	\$1,900,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	03/03/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	4
SETTLEMENT DATE :	02/05/2018	BATHROOMS :	3
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	5
PARISH :	Moorabbin	STOREYS :	
MAP REF :	86 C 9	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	370
PLAN NUM/REF :	PS601441	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



**COMMENTS :** Perfectly capturing the essence of coastal luxury, this stunning beachside residence cascades over three generous levels and is just moments to the beautiful Beaumaris foreshore. Set in lush yet low maintenance surrounds, a resort-style boardwalk leads to a welcoming foyer where warm spotted gum floors flow effortlessly to the rear entertaining zone. Here, a designer stone kitchen showcasing a full suite of premium Miele appliances looks out across a vast living/dining area, which features ceiling height bi-fold doors that can be thrown open, extending the living outdoors to a private decked terrace with convenient rear laneway access. A versatile and generous living area can also be found on this level, along with a stylishly-appointed bathroom and large laundry. Peacefully positioned upstairs are up to four bedrooms (or three and an additional living area), including the tranquil master with ensuite & walk-in robe, along with a bright central bathroom. A fabulous wrap around balcony provides bay glimpses and is the perfect spot to unwind at the end of the work day. Car enthusiasts will love the basement garage, which can accommodate up to six vehicles with ease, whilst concluding a truly flawless package are 4-zone ducted heating/cooling, secure intercom entry, water tanks and a location that is truly second to none. An easy stroll to Rickett's Point, The Concourse and a choice of primary schools, this exceptional home is also within the new Beaumaris Secondary College zone.

## 3 Scott St BEAUMARIS 3193

PRICE :	\$1,889,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	21/03/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :	25/05/2018	BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :	Moorabbin	STOREYS :	
MAP REF :	86 E 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	65	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	643
PLAN NUM/REF :	LP008747	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Embrace the envied Beaumaris way of life from this fabulously located weatherboard just moments from the bay. Home to the same family for over a generation, this is a place that will tug at the heartstrings while also seducing you with options for the future. Set amongst 643sqm (approx.) of lush leafy gardens, the inviting property features rich timber floors and high ceilings, some of which accented by striking Art Deco panels which reflect the 1940s heritage. The contemporary kitchen meets today's expectations with quality appliances and Caesarstone surfaces and is ideally positioned to cater for not only the relaxed family area and formal lounge/dining zone (OFP), but also the gorgeous vine-laden deck where alfresco drinks have never been so appealing. The three well-proportioned bedrooms each offer built-in wardrobes and ceiling fans, the master also boasting its own ensuite, the remaining bedrooms share a central family bathroom - concluding the offering are a laundry, ducted heating, split system and tandem garage. Oh-so comfortable, yet with so much promise to either extend or even start afresh (STCA), this is the perfect entry to a sought-after precinct where proximity to shops, cafes and the beach, along with prized zoning for Beaumaris Secondary College are all part of the fabulous norm.

## 180 Tramway Pde BEAUMARIS 3193

PRICE :	\$1,880,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	03/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	4
SETTLEMENT DATE :	07/05/2018	BATHROOMS :	3
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	4
PARISH :	Moorabbin	STOREYS :	
MAP REF :	86 F 6	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	38	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	694
PLAN NUM/REF :	LP011936	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : Beautifully transformed throughout, this single level sanctuary has space galore featuring a sleek contemporary interior plus the added benefit of a modern self-contained studio. Cars and boats are well catered for with ample secure parking. - Free flowing casual living zone incorporates custom study nook - Tranquil family lounge/dining extends outdoors to alfresco area - Superb Caesarstone Bosch kitchen geared for entertaining - Entertaining deck overlooks leafy family friendly gardens - Two thoughtful and lustrous modern bathrooms - Air conditioning, ducted heating and ornamental fireplace - Quality features include original polished hardwood floors - Fully appointed studio with kitchen, ensuite and air conditioning - Handy location, a stroll from Seaview shops and cafes - Walking distance from the new Beaumaris Secondary College

## 17 Bodley St BEAUMARIS 3193

PRICE :	\$1,820,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	02/03/2018	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	4
SETTLEMENT DATE :	22/03/2018	BATHROOMS :	2
PROPERTY TYPE :	House	ROOMS :	6
MUNICIPALITY :	Bayside	CARPARKS :	3
PARISH :	Moorabbin	STOREYS :	
MAP REF :	86 E 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	353
PLAN NUM/REF :	PS703575	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



COMMENTS : Opposite the Beaumaris Bowls and Tennis Clubs and in the highly sought after Beaumaris Secondary College zone, this stunning 4 bedroom 2.5 bathroom parkside oasis is quality built and designed by Lowe Design & Build. An exceptional floorplan accentuating the unique family zones, this contemporary haven presents like new and enjoys a downstairs main bedroom with chic ensuite, custom WIR & BIRs with leafy aspects towards the bowls club; an innovative stone kitchen with walk in pantry and Ilve 900mm appliances, north facing open plan entertaining with Jetmaster gas fire and 2 tranquil garden decks; a huge upstairs living area with decked balcony taking in the surrounding park-like views; 3 further large bedrooms (fitted BIRs), a vogue bathroom, 2 powder rooms and a fitted laundry. Enjoying a neutral beachy feel highlighted by its solid Victorian Ash floorboards, high ceilings and secluded garden aspects, this impressive home provides zoned ducted heating/air conditioning, video intercom, instant hot water, fantastic storage and a double auto garage. Situated in this vibrant sporting community with a fantastic football and tennis club in Oak Street, the bowls club, the Beaumaris Yacht Squadron and the Beaumaris Life Saving Club, it's a fantastic family location, metres to the bus and the Keys Street cafes and restaurants, walk to the Concourse, Beaumaris Primary School and gorgeous Ricketts Point with its beautiful beaches and the artist's trail. Zoned also for Mentone Girls' Secondary College. • 2 stunning separate living zones • Ilve appliances • North facing alfresco living • Double auto garage with driveway parking • Beaumaris & Mentone Girls' Secondary Colleges zones

## 3a Wall St BEAUMARIS 3193

PRICE:	\$1,810,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	17/03/2018	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	4
SETTLEMENT DATE:	17/04/2018	BATHROOMS:	3
PROPERTY TYPE:	House (Res)	ROOMS:	6
MUNICIPALITY:	Bayside	CARPARKS:	2
PARISH:	Moorabbin	STOREYS:	
MAP REF:		BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	2	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	460
PLAN NUM/REF:	PS807907	FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	Yes



COMMENTS: State-of-the-art excellence is at the heart of this luxe design with innovation and quality seamlessly integrated. The four-bedroom floorplan over two levels has seamless indoor-outdoor spaces, and an outstanding selection of features and finishes. There's the choice of main bedroom suites on each level, the kitchen features Bosch appliances and streamlined stone benches, and a ground-floor storeroom is an inspired inclusion. Expansive north-facing living opens onto a sun-filled terrace, and an upstairs lounge is tailor-made for family zoning. Designer finishes are everywhere, from tapware to stylish lighting and a timber-panelled garage door. This is contemporary living at its finest, created by Cellstruct Building Group. Come home to a cul de sac address in the Beaumaris Secondary College zone, close to Seaview shops and cafes, golf courses and parkland.

## 29 Scott St BEAUMARIS 3193

PRICE:	\$1,700,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	26/04/2018	ROOF:	
METHOD:	Sale	BEDROOMS:	2
SETTLEMENT DATE:	11/05/2018	BATHROOMS:	
PROPERTY TYPE:	House (Res)	ROOMS:	
MUNICIPALITY:	Bayside	CARPARKS:	
PARISH:	Moorabbin	STOREYS:	
MAP REF:	86 E 8	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	78	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	395
PLAN NUM/REF:	LP008747	FURNISHED:	
YEAR BUILT:		OWNER OCCUPIED:	No

COMMENTS:

## 61 Cromer Rd BEAUMARIS 3193

PRICE:	\$1,674,000	RECORDED:	
RESERVE PRICE:		WALLS:	
SALE DATE:	03/03/2018	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	3
SETTLEMENT DATE:	20/04/2018	BATHROOMS:	1
PROPERTY TYPE:	House (Res)	ROOMS:	
MUNICIPALITY:	Bayside	CARPARKS:	2
PARISH:	Moorabbin	STOREYS:	
MAP REF:		BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	11	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	756
PLAN NUM/REF:	LP030679	FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	No

COMMENTS:

## 14 Cannes Gr BEAUMARIS 3193

PRICE : \$1,645,000  
RESERVE PRICE :  
SALE DATE : 03/03/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 F 4  
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 : 647  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS :

## 4 Hugo St BEAUMARIS 3193

PRICE : \$1,615,000  
RESERVE PRICE :  
SALE DATE : 05/05/2018  
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 : 4  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 632  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : A celebration of mid-century Beaumaris style, this retro 4 bedroom 2 bathroom classic is on 632sqm approx of potential to renovate, rebuild or redevelop (STCA). Funky with its raked ceilings, timber panelled walls and entertaining spaces, this vintage retreat features a large parquetry floored entry foyer opening to the central lounge, a relaxing family room, delightful classic kitchen with walk in pantry; an upstairs main bedroom (BIRs & ensuite) & a large study/4th bedroom. Comfortable with gas ducted heating, air conditioning, cobble stone paved patio, a shed & a carport, it's position perfect in the Beaumaris Sec College zone, so close to the Concourse, schools, bus, parks & beach.

## 90 Cromer Rd BEAUMARIS 3193

PRICE : \$1,615,000  
RESERVE PRICE :  
SALE DATE : 21/04/2018  
METHOD : Auction Sale  
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 : 3  
BATHROOMS : 1  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 708  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Beaumaris' most inspirational opportunity comes with around 7627sqft/708sqm land, a creatively updated mid-Century weatherboard home... and zoning for two of Bayside's most aspirational Secondary Colleges! A 200m stroll to Seaview shopping, a jog to the bay and an easy cycle to all the Mentone Schools and the new Beaumaris Secondary College, this well-proportioned site is the ideal blank canvas for a beachside family dream home or prestige new home development (subject to Council Approval) . Call the architect, ring the builder and get plenty of creative input to maximise the financial and lifestyle value in this inspiring site. But don't look past the existing three bedroom home too quickly. Updated with an architectural edge, this solid home features a cleverly crafted timber benchtop and Smeg appliance kitchen with cabinetry extending to a sleek al fresco room, full-height aluminium sliders to the vast backyard, stained timber floors and custom cabinetry including streamlined robes. Offering a cool Modernist-inspired start to an on-going renovation, at the very least, this centrally heated and air-conditioned home with two-car garage, parking and kids' paradise gardens has an excellent possibly on-going tenant to ease the way through the planning process. For more information about this inspiring site contact Romana Altman or Leigh Fletcher



## 83 Oak St BEAUMARIS 3193

PRICE :	\$1,570,000	RECORDED :	
RESERVE PRICE :		WALLS :	Brick
SALE DATE :	24/03/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	5
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	0
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	0
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	642
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** With the soul of a Beauy beach house and the foundations for a contemporary lifestyle, this entirely original mid-century home is located on one of the suburb's most popular boulevards. Just metres from Banksia Reserve's new clubhouse and bistro, Number 83 also boasts a position just a stroll from a choice of primary schools, transport and the Concourse; whilst zoning for the state-of-the-art Beaumaris Secondary College is the icing on an already tempting cake. Pared back and ready for the touch of a sympathetic hand, the versatile floorplan offers up-to five bedrooms plus two generous living zones and a large light-filled kitchen; whilst outside, the deep garden is oriented to capture streams of evening sunshine. Two bathrooms, considerable storage plus gas heater and split systems are also offered, along with a garden shed, double garage and carport. Whether the picture windows, original open-stringer staircase and practical layout inspire you to rejuvenate this true Beaumaris classic or alternatively you are tempted by the 642sqm (approx.) allotment of sought-after land to create a current-day showpiece (STCA), this is an unmissable opportunity to begin a new adventure.

## 133 Oak St BEAUMARIS 3193

PRICE :	\$1,560,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	02/03/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House	ROOMS :	4
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 :	685
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** In this central walk to everything beachside Beaumaris position on 685m2 approx of land. This is the perfect spot to build your family dream home or subdivide to create 2 luxury townhouses (STCA). Positon perfect on the high West side of the street it's zoned for both Beaumaris Secondary College and Mentone Girls' Secondary College, close to all the local primary schools, and just moments to, Seaview shops, the concourse, the all new and improved Beaumaris sporting club, train, bus and the beach. This cherished 3 bedroom weatherboard home is being offered for the first time since built in the 1950's and offers a wide variety of options, comfortable to live in now, renovate, rent out or start from scratch, the option is yours the opportunity is now. • First time offered since 1953• 685m2 approx. • Renovate, rebuild or redevelop (STCA)• Coveted Beaumaris location

## 145 Dalgetty Rd BEAUMARIS 3193

PRICE : \$1,550,000  
RESERVE PRICE :  
SALE DATE : 03/03/2018  
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 : 4  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Be in awe of the retro 70s styling in this split level 4 bedroom 2 bathroom family home. In the privacy of its own established gardens, there's so much opportunity to take advantage of its timber panelling, exposed brickwork, hidden lighting, potential raked ceilings and spacious floorplan to create a home of designer distinction blending its origins with 21st century glamour. The 2 spacious living areas are separated by a couple of stairs, while the timber kitchen (Asko dishwasher) has a servery to be a part of the action. There's a huge north facing deck in leafy privacy and behind the home is the classic in-ground pool. The bedrooms are big, with the main bedroom featuring a WIR & neutral toned ensuite, plus a versatile retreat/4th bedroom (BIRs) & A/C. While the floorplan is fabulous, there's also opportunity to develop (STCA) on this spectacular 696sqm allotment. In traditional Dalgetty Road fashion, this hidden gem is metres to Stella Maris Catholic School, a short stroll to Beaumaris Primary School, the new Beaumaris Secondary College and the fabulous Concourse shops, and for sports lovers, there are plenty of sports clubs, ovals, tennis courts and the beach to enjoy all year round.

## 1/14 Reserve Rd BEAUMARIS 3193

PRICE : \$1,550,000  
RESERVE PRICE :  
SALE DATE : 10/05/2018  
METHOD : Private Sale  
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 : 6  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Jog to Ricketts Point Teahouse and the sand, wander the shops and cafes of the Concourse, choose the Mentone schools or the brand new Beaumaris Secondary College...find multiple lifestyle options in this multi-suite design! Standing tall on the streetfront beyond private gardens, this innovative three bedroom, three bathroom home offers ultra-adaptable easy-living with a private ensuite and outdoor access for each over-sized bedroom ...and the option to use any one of them as a generous second living zone. Styled with a spectacular picture-window for lofty light-filled living-dining, this innovative design offers an equally appealing choice of master-suite on each level and al fresco areas upstairs and down - including a north-facing courtyard and a very private first-floor terrace. Ready to entertain with a state-of-the-art Ilve appliance kitchen, all the luxuries are here including stone benchtops, zoned ducted heating and air-conditioning, video-intercom and a ducted vacuum. There's even the luxury of great security and unlimited access - with a lift over the two levels and an internal-access double auto-garage under the roofline. For more information about this prestige front home contact Romana Altman or Rebecca Beacall.

## 91 Cromer Rd BEAUMARIS 3193

PRICE : \$1,550,000  
RESERVE PRICE :  
SALE DATE : 26/05/2018  
METHOD : Auction Sale  
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 : 3  
BATHROOMS : 1  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



**COMMENTS :** Put yourself 200m from Seaview shops, a few blocks to the bay and between the Colleges in the ultimate equal opportunity property! Within equally easy reach of always in-demand Mentone Girls College and the newly-desirable Beaumaris Secondary College, this "Beauie Classic" on approx 699sqm offers equal appeal to families, new home builders and developers alike. Build the future on this brilliant beachside site and benefit from a preferred afternoon sun rear aspect with a deep north boundary along the side and a leafy street in front. Equally perfect for a single family dream home or two luxury residences (subject to Council Approval), this well-located property is set to step up and meet a wide market in this multi-appealing educational, retail and bay lifestyle location. But before you build to meet market demand, consider how this three bedroom brick home could meet the demands of family life. Scaled up with flexible dual living including large lounge-dining plus huge rear rumpus-room, this well-presented home offers modern kitchen and bathroom areas and robe-fitted double bedrooms for today and exciting potential for a mid-Century makeover tomorrow. At the very least, with ducted heating, Inverter air-conditioning, a secure tandem garage and the possibility of retaining an excellent on-going tenant, this comfortable beachside home will be equally happy to pay its way while you plan! For more information about this Schools' Zone beachside property contact Wesley Belt at Buxton Mentone on 0418 310 753

## 12 Parkside St BEAUMARIS 3193

PRICE : \$1,530,000  
RESERVE PRICE :  
SALE DATE : 24/03/2018  
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 : 2  
ROOMS :  
CARPARKS : 1  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 612  
FURNISHED : No  
OWNER OCCUPIED : No



**COMMENTS :** On approx 612sqm, this inviting 4 bedroom 2 bathroom move-in-ready brick charmer home located in a quiet neighbourly street, features a spacious master bedroom (BIRs & ensuite), 4th bed/office, stylish modern kitchen (Neff appliances & Asko dishwasher) with open-plan living/dining, generous deck, & large private back yard complete with raised vegetable garden and fruit trees. Also boasts a Rinnai gas heater, air cond, ceiling fans, paved drive & LU garage. Easy walk to Seaview Village, PT, golf courses, parks & beaches, it is within close proximity to Westfield Southland & several Pre, Primary & Secondary schools zones (incl new Beaumaris Secondary). This homely family abode has fabulous scope for future development, & comes with all the perks of a modern family lifestyle.

## 11a Grandview Av BEAUMARIS 3193

PRICE : \$1,485,000  
RESERVE PRICE :  
SALE DATE : 15/03/2018  
METHOD : Private Sale  
SETTLEMENT DATE : 20/04/2018  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Bayside  
PARISH : Moorabbin  
MAP REF : 86 C 5  
BLOCK NUMBER :  
LOT NUMBER : 2  
CROWN ALLOTMENT :  
PLAN NUM/REF : PS544275  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 3  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 350  
FURNISHED : No  
OWNER OCCUPIED : Yes



COMMENTS : Imposingly sited, impressively styled and situated in the absolute heart of Bayside's most in-demand school location, this one puts you in the Zone! Just around the corner from the under-construction Beaumaris Secondary College, this three bedroom plus home-office, three bathroom home puts the focus on relaxed family living with two free-flowing living areas wrapped by north-westerly decking, an expansive master-domain opening to a northerly balcony-terrace and a well-positioned home-office easily transformed as a fourth bedroom. Shining with north sun and sparkling finishes, this luxury home has a quality European appliance kitchen centre-stage, designer bathrooms on each level (including a deluxe ensuite) and glossy high-end finishes including thick granite benchtops (even for the butler's pantry and laundry). Luxuriously detailed with hand-crafted herringbone parquet floors, there's clever design detail including streamlined robes (and a fully-fitted walk-in robe), a soaring skylit stairwell and lofty 2.7m ceilings upstairs and down. Featuring climate control over two zones, video-intercom on each level, double-glazing for most windows and an alarm and ducted vacuum throughout, this luxury home stands tall in auto-gated grounds with parking and a double auto-garage. Let the kids walk to school, grab a latte at the corner shops, find the bay and the Concourse within a walk and Sandbelt Golf Courses and Southland within a minute...this is where impressive beachside living meets educational opportunity!

## 93 Charman Rd BEAUMARIS 3193

PRICE : \$1,386,000  
RESERVE PRICE :  
SALE DATE : 24/03/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 H 5  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS : Brick Veneer  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 670  
FURNISHED : No  
OWNER OCCUPIED : No

COMMENTS :

## 371 Balcombe Rd BEAUMARIS 3193

PRICE : \$1,370,000  
RESERVE PRICE :  
SALE DATE : 03/03/2018  
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 : 8  
CARPARKS : 1  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 608  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Nestled amongst lush leafy gardens and lapping up streams of northern sunshine across its pretty front faade, this character-filled family home boasts a prized corner position, moments from all Beaumaris has to offer. Just footsteps to a good coffee at Seaview shopping strip, the home is within easy reach of the beach and close to a choice of fine primary schools, whilst coveted zoning for Beaumaris' state-of-the-art new secondary college simply adds to the appeal. Filled with natural light, the home features a choice of beautiful formal and relaxed living areas which wraparound a central well-equipped Caesarstone kitchen - the already spacious family zone extends further to a vast alfresco deck which is perfect for long lazy entertaining under the shade of a fruit laden fig tree. Thanks to the pitch of the roofline, a large lined attic features fitted storage and attic ladder access giving options of a rumpus room or extra storage, while the three bedrooms are all of good proportions - the sundrenched large master with pretty bay window. An updated bathroom plus second WC and large laundry are also offered along with ducted heating, split system cooling and garage. Positioned on 608sqm (approx.) of sought-after land, this could also be the perfect new home site or possible development (STCA).

## 46a Reserve Rd BEAUMARIS 3193

PRICE : \$1,351,000  
RESERVE PRICE :  
SALE DATE : 17/03/2018  
METHOD : Auction Sale  
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 : Single-level style between the Concourse and bay doesn't get brighter than this! Secluded to the rear and oriented to the north with a wraparound courtyard, this single-level rear three bedroom, two bathroom home lights up with sunlight throughout the day, tall glass-siders at every turn and every brilliant extra...including a highly-sought Beaumaris Secondary College address! Cleverly designed to provide virtual dual-suite accommodation (with a private ensuite or bathroom for the two main bedrooms) in a quiet rear wing, this airy home offers a third bedroom fitted to double as home-office ...and vast open-plan living enhanced by tall doors and high ceilings. Sparkling with prestige features including a Bosch and Blanco appliance kitchen, luxury bathrooms and stone benchtops, the home is bright with clever extras including individual reverse-cycle air-conditioners for every room plus a gas-fireplace for living, an alarm and a huge double auto-garage. Set in a carefree coastal landscape beyond a sandy exposed-aggregate driveway, there's no better place to live a low-maintenance beachside life. Just 250m from the Concourse, three blocks to the bay and well in-Zone for the new College, this is superior single-level with absolute serenity and all-day sun. For more information on this property contact Romana Altman

## 6 Kirkwood St BEAUMARIS 3193

PRICE : \$1,350,000  
RESERVE PRICE :  
SALE DATE : 05/05/2018  
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 : 4  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 565  
FURNISHED : No  
OWNER OCCUPIED : No



**COMMENTS :** Displaying the clean lines, large windows and inherent style of its heritage, this Beaumaris mid-century classic boasts a sought-after position in the heart of the new Beaumaris Secondary College zone. Positioned on a 615sqm (approx.) of premium land, with a frontage lavished in northern sunshine, this is an affordable opportunity to buy into this fine area. Offering immense appeal, the main living area is a combined lounge and dining room with cosy gas fireplace and loads of natural light, it gives way to the central timber kitchen which has been upgraded to offer premium stainless appliances - an adjacent meals area is perfect for families. Set to the rear, the three principal bedrooms each offer generous fitted wardrobes, the master featuring a pretty bay window seat overlooking the garden, it also hides a secret ensuite behind one of its wardrobe doors - the remaining bedrooms plus a study/fourth bedroom share a large family bathroom with handy laundry facilities. Kept comfortable year-round with ducted heating and split system cooling, the home also offers a sundrenched side deck ideal for morning coffee, a shed, carport plus secure gated gardens. Just a walk to Beaumaris North PS and a choice of recreation pursuits, the home is within easy reach of both Seaview and Cheltenham shops and of course the beach.

## 25b Bolton St BEAUMARIS 3193

PRICE : \$1,300,000  
RESERVE PRICE :  
SALE DATE : 03/03/2018  
METHOD : Auction Sale  
SETTLEMENT DATE : 09/04/2018  
PROPERTY TYPE : Land (Res)  
MUNICIPALITY : Bayside  
PARISH : Moorabbin  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER : 12  
CROWN ALLOTMENT :  
PLAN NUM/REF : PS726544  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 5  
BATHROOMS : 4  
ROOMS :  
CARPARKS : 0  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 435  
FURNISHED : No  
OWNER OCCUPIED : No



**COMMENTS :** With plans, land and a panoramic perspective, this is more than just Bolton St's highest site, it's the pinnacle of Beaumaris' real estate too. On the highpoint of the beachside's most highly-sought address, this approx 435sqm site goes above and beyond with plans for a breath-taking bay-view family home ...and a vast bay-panorama view. Take these expertly crafted plans to Council and bring to life the cutting-edge design of innovative architectural practice, SLAB Architecture. A once-in-a-lifetime opportunity to create a ground-breaking home in this pinnacle position, this five bedroom plus study, four bathroom, four living-zone design offers three levels of spectacular family living above an easy-access basement with triple-car garage. Ready to rise with an eye-catching contemporary faade, the home is designed to look inward to a central void, outward to the bay panorama ...and backwards to an entertainers' pool garden. With the bay in sight over the treetops, new Beaumaris Secondary College at the bottom of the hill, and world-class Sandbelt Golf Courses all around, this is more than just a highpoint site at a prestigious address...this is the pinnacle of prestige new home potential in Bayside today.

## 1/132 Oak St BEAUMARIS 3193

PRICE : \$1,290,000  
RESERVE PRICE :  
SALE DATE : 24/03/2018  
METHOD : Auction Sale  
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 : Nestled in a peaceful beachside pocket, which is attracting incredible interest thanks to the sought-after school zoning and upgraded amenities, this architecturally designed executive town residence presents the perfect combination of space and low maintenance ease. Set behind a secure & stylish front garden, the front home of just two provides a contemporary base footsteps from schools, Seaview Shops and moments from the brand-new Beaumaris Secondary College. With large windows in every room, the home is filled with natural light, none more so than the relaxed north-facing meals area which opens out to a private entertaining deck complete with gas fireplace. A sleek, well-equipped Caesarstone kitchen looks over this space and provides the perfect place for gathering with friends, whilst the front lounge with cosy gas fireplace is ideal for quieter evenings. Upstairs, each of the three bedrooms provide a tranquil place to escape, they each offer generous amounts of fitted storage including the master which also boasts a gleaming fully-tiled ensuite, the remaining rooms share a large modern bathroom plus separate WC. Kept comfortable with ducted heating/refrigerated cooling, this immaculate 6-Star Energy Rated property also offers a large laundry with external access, powder room plus video intercom entry and double auto garage. For more information on this light-filled executive town residence, please contact Adam Saunders

## 132 Oak St BEAUMARIS 3193

PRICE : \$1,290,000  
RESERVE PRICE :  
SALE DATE : 24/03/2018  
METHOD : Sale  
SETTLEMENT DATE : 23/05/2018  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Bayside  
PARISH : Moorabbin  
MAP REF : 86 E 5  
BLOCK NUMBER :  
LOT NUMBER : 1  
CROWN ALLOTMENT :  
PLAN NUM/REF : PS648364  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS :  
ROOMS :  
CARPARKS :  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 270  
FURNISHED :  
OWNER OCCUPIED : No



COMMENTS :

## 1/131 Charman Rd BEAUMARIS 3193

PRICE : \$1,242,000  
RESERVE PRICE :  
SALE DATE : 08/03/2018  
METHOD : Sold Before Auction  
SETTLEMENT DATE :  
PROPERTY TYPE : Townhouse (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 H 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 : 285  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Screened and shaded by a magnificent 150-year-old Elm, this beautiful light-filled home delivers the space we need and lifestyle we crave - all just moments to the beach, Seaview shops and the beating hearts of both Mentone and Cheltenham. Step inside this sundrenched 4-bedroom, 2.5-bathroom abode and instantly feel at home. Extremely private, it features a tranquil lounge (gas fireplace) with French doors opening to the private front garden, whilst bi-fold doors in the expansive rear family/dining zone can be thrown open extending the living outdoors to a well-lit decked courtyard. Back inside, stunning granite benchtops star in the gourmet kitchen, which also showcases premium Miele appliances - the ideal setting to whip up a storm. A versatile rumpus or fourth bedroom can also be found on the ground floor - adjacent a powder room it provides additional living space or, alternatively, could be the ideal sleeping accommodation for teens or guests if desired. Peacefully positioned upstairs, three more queen-sized bedrooms all boast built-in storage, including the tranquil master which features its own private terrace, ensuite and separate powder room. Sure to impress friends and family alike, the fabulous rooftop terrace is the perfect spot for evening drinks and offers glimpses of Port Phillip Bay. Freshly painted, the home also includes ducted heating, refrigerated cooling, large laundry, irrigation system, split systems, intercom and parking for up to two cars (one carport) behind auto gates. It is also in the coveted Beaumaris & Mentone Girls' Secondary zones. For more information about this light-filled family sanctuary contact Aidan Oke at Buxton Mentone on 0430 137 587

## 2/36 Towers St BEAUMARIS 3193

PRICE : \$1,185,000  
RESERVE PRICE :  
SALE DATE : 27/03/2018  
METHOD : Private 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 :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Be prepared to have your breath taken away by this stunning, light-filled low maintenance residence set in a tranquil leafy location just minutes to sandy beaches, local shopping villages & public transport. Flexible floorplan, master bedroom offering semi-ensuite, 2nd bedroom with BIRs, 3rd bedroom upstairs with private ensuite, large separate dining room/optional 4th bedroom or 2nd living. Features including spectacular soaring ceilings, north facing open plan living, quality kitchen, solar heated IG lap pool, double glazed windows, multi-car off street parking & beautiful garden surrounds all combine to create a sunny private haven. Note special features: ducted heating plus split systems upstairs and down, hebel block construction with acoustic and thermal qualities, extendable awning over deck, ducted vacuum, low maintenance synthetic lawn, irrigation system, loads of storage space and a fully insulated workshop.



## 1/276 Balcombe Rd BEAUMARIS 3193

PRICE :	\$970,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	14/04/2018	ROOF :	
METHOD :	Private Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	86 H 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 :** Embraced by private gardens and occupying a prized corner site within a fiercely fought over bayside neighbourhood, this light-filled home will ignite passion in first-home owners, investors and downsizers. Smack bang in the middle of Mentone Girls', Beaumaris School Zones and Beaumaris Secondary College, the home is also close to a choice of primaries, moments to shops and boasts access to transport - ticking all the boxes for families. Past a tranquil fish pond, the screened and secure home features an open plan living and dining room which enjoys lush leafy vistas from every angle - with a cosy open fireplace for the colder months, this zone also boasts alfresco access to a sheltered deck for laidback summer entertaining. Positioned for ease both indoors and out, the bright kitchen features quality stainless-steel appliances and plenty of cupboard space. In a separate zone, all of the bedrooms are well-proportioned and offer ample fitted robes, they share a crisp and spacious bathroom along with the bonus of a second WC. Wrapping up the offering are a laundry with convenient access to the secure auto garage, ducted heating and reverse cycle cooling. For all enquiries please contact Andrew Plousi on 0411 799 023 Hodges Mentone.

## 2/147 Charman Rd BEAUMARIS 3193

PRICE :	\$951,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	26/05/2018	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	86 H 4	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 :** Quietly located at the rear, this original 80s 3 bedroom 1.5 bathroom villa is ready to take on a 21st century look. Situated in traditional English gardens, this private retreat features an L-shaped living & dining area, timber kitchen with timber lined TV/meals area, 3 delightful bedrooms (BIRs, main with powder room), classic bathroom, dual access toilet and a separate laundry. The west-facing rear courtyard is a blank canvas to create into a stylish new alfresco area, while other features include gas heating, air cond, security doors, a garden shed and an auto garage. In the Beaumaris Sec College zone, minutes to shops, train, Seaview cafes, the beach and Mentone Girls' SC.

## 2/130 Tramway Pde BEAUMARIS 3193

PRICE : \$920,000  
RESERVE PRICE :  
SALE DATE : 03/03/2018  
METHOD : Auction Sale  
SETTLEMENT DATE : 17/04/2018  
PROPERTY TYPE : Flat/Unit/Apartment (Res)  
MUNICIPALITY : Bayside  
PARISH : Moorabbin  
MAP REF : 86 F 7  
BLOCK NUMBER :  
LOT NUMBER : 2  
CROWN ALLOTMENT :  
PLAN NUM/REF : SP032949  
YEAR BUILT :

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



**COMMENTS :** Secluded & Brimming with Potential Boasting a prized address within this ever-popular beachside suburb, this brilliantly located 2-bedroom unit is peacefully positioned at the rear of just two, presenting a fabulous opportunity for investors, young families and downsizers alike. Impeccably presented throughout, the home is extremely comfortable as is, whilst providing the perfect blank canvas for your own personal touches. It currently features a generous lounge, separate dining area and bright, well-equipped kitchen. Both bedrooms benefit from built-in robes, whilst the master also enjoys direct access to the two-way bathroom. Concluding an utterly appealing offering are heating, split system cooling, over-sized garage and private, low maintenance courtyard. Simply move in and enjoy or update with some easy cosmetic enhancements to create a stylish & contemporary coastal retreat. On its own title (approx. 417m<sup>2</sup>), this secluded & carefree home is a short stroll to the Concourse, Seaview shops, a choice of primary schools, the open spaces of Banksia Reserve plus the new Beaumaris Sports Club. It also just moments to beautiful Beaumaris beach and enjoys coveted zoning for both Beaumaris & Mentone Girls' Secondary Colleges.

## 2/69 Spicer St BEAUMARIS 3193

PRICE : \$808,000  
RESERVE PRICE :  
SALE DATE : 14/04/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Unit  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 G 4  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS : Brick Veneer  
ROOF :  
BEDROOMS : 2  
BATHROOMS : 2  
ROOMS : 5  
CARPARKS : 1  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 211  
FURNISHED : No  
OWNER OCCUPIED : No



**COMMENTS :** Get set to open Beaumaris' most singular surprise package! With a private drive, carport and parking on a 9m frontage to Gordon St., this two bedroom plus study nook, two bathroom single-level home on approx. 211m<sup>2</sup>, wraps around to offer surprising space and amazing potential - inside and out! Custom-designed and built as the home of a creative architectural professional, this clever single-level design soars tall with airy open-plan living-dining beneath a lofty vaulted ceiling and a timeless timber kitchen below a triangular gable-window. Cleverly zoned with fan-cooled double bedrooms (including master with walk-in-robe and ensuite) in their own quiet wing, there's a smart study nook for the living area and a bonus workshop beyond the carport. Appointed with a wonderful woodfire heater for cool winter nights, wisteria-shaded north-facing gardens for year-round sun and side decking for easy entertaining, this single-level surprise package has all the comfort you need for today .and endless value-adding potential for tomorrow. Beautifully located within an equally easy walk of Seaview shopping and the station, with world-class Golf Courses all around and the bay and Southland within a minute, this beachside surprise package is even ready to reward with zoning for new Beaumaris Secondary College! Contracts available upon request!

## 7/182 Weatherall Rd BEAUMARIS 3193

PRICE : \$682,500  
RESERVE PRICE :  
SALE DATE : 14/04/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Unit  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 H 3  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

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



COMMENTS : Renovated over time to create a modern relaxed retreat, this inviting 2 bedroom villa gives you the best low maintenance lifestyle with an accent on easy alfresco living. Opened up for an open plan feel, this idyllic first home, downsizer, investment or retiree's nest features a sun filled living & dining area, modern casual kitchen with stainless steel appliances, brand new laundry, 2 large bedrooms (one with BIRs), radiant bathroom and separate toilet. A sail shade welcomes you to the north-west facing alfresco courtyard garden that enjoys private leafy aspects, and shades the beautiful entertaining patio that flows around to a concealed shed and access to the adjoining carport. With nothing to do, this homely haven is appointed with polished boards, white timber blinds, security doors, R/C air conditioning, instant hot water and pedestrian access to Gordon Street. Zoned for Beaumaris Secondary College and Mentone Girls' Secondary College, and half way between Seaview shops and Charman Road shops, it's position perfect in this leafy green belt, surrounded by golf courses and parks, moments to the train, kinders, Cheltenham Primary School & the beach. For all enquiries please contact Robert Pullia 0407 323 423 or Kheone Cochrane 0425 405 519 - hockingstuart Mentone.

## 8/1 Coles Ct BEAUMARIS 3193

PRICE : \$466,000  
RESERVE PRICE :  
SALE DATE : 17/03/2018  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Unit  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 F 5  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 1  
BATHROOMS : 1  
ROOMS :  
CARPARKS : 0  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : In this quiet court on the edge of the relaxed cafe scene at Seaview shops, this ripper 1 bedroom villa has the bones and potential to make quite a statement. With generous individual spaces, this renovator's dream features a classic lounge, separate kitchen, sizeable bedroom with built in robes, a large shower room, huge laundry and separate toilet. Add the north facing courtyard with some paving, and you have all the makings of a fabulous project to work on for renovators starting out wanting something to do over their weekends, or for those more experienced, a great opportunity to transform this 70s classic in a matter of weeks. A fabulous location, beachside of Balcombe Road, with Southland to Sandringham buses only metres away, moments to Royal Melbourne Golf Course, Beaumaris Football Club, Banksia Reserve and glorious beaches.

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