

# hockingstuart

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FAX:

DATES : 01/12/2019 and 29/02/2020  
PROPERTY TYPE : All Property Types  
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 : 37

# hockingstuart

## Results

### 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 :	24/01/2020	BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :	Moorabbin	STOREYS :	
MAP REF :	86 D 6	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	36	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	635
PLAN NUM/REF :	LP041014	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



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 llve 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 sparkling family bathroom. A laundry with chute plus convenient mud-room that accesses the oversized double auto garage & workshop are also offered along with zoned heating/cooling & alarm plus video intercom & remote gates. For more information on this light-flushed family residence, please contact Adam Saunders and Leigh Fletcher

## 66 Dalgetty Rd BEAUMARIS 3193

PRICE : \$2,317,500  
RESERVE PRICE :  
SALE DATE : 29/02/2020  
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 :  
ROOF :  
BEDROOMS : 4  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED : No  
OWNER OCCUPIED : No



COMMENTS : Boasting a practical and accommodating floorplan, luxurious finishes - and with plenty of space for the growing family - this could very well be your forever home'. Just footsteps to Beaumaris Primary School, the many dining & retail attractions of the Concourse and the bay, it delivers stylish sun-filled living over two exceptional levels. Private and secure, the home's commanding facade opens to beautiful interiors enhanced by soaring ceilings and glossy hardwood floors. Elegant and sophisticated, the formal lounge (gas fireplace) is an idyllic space to unwind whilst further on, the casual entertaining zone is capable of accommodating the largest of gatherings. Here, a stunning granite kitchen looks out across the vast family room and dining area - this space extends outdoors to a sheltered courtyard for year-round enjoyment. A ground floor master suite and study/guest room will prove a popular inclusion; the remaining bedrooms and a luxe family bathroom are all peacefully positioned upstairs away from the social hub of the home. Extras include ducted heating/cooling and vacuum, security alarm, powder room, low maintenance surrounds and double auto garage with handy shopper's entry. A leisurely walk to beautiful Beaumaris beach, the home is close to Mentone's leading private schools and within the tightly-held Beaumaris Secondary zone. For more information, please contact Adam Saunders or Louise Herterich.

## 2 Bellaire Ct BEAUMARIS 3193

PRICE : \$2,127,000  
RESERVE PRICE :  
SALE DATE : 21/12/2019  
METHOD : Auction Sale  
SETTLEMENT DATE : 20/02/2020  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Bayside  
PARISH : Moorabbin  
MAP REF : 86 F 7  
BLOCK NUMBER :  
LOT NUMBER : 38  
CROWN ALLOTMENT :  
PLAN NUM/REF : LP044234  
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 : Yes

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 design with the expectations of today's families. In the highly sought-after Beaumaris Secondary zone, the home is an easy stroll to both Seaview shops & the Concourse, along with a choice of kindergartens and primary schools - it is also within easy reach of beautiful Beaumaris beach.

## 5a Powys Dr BEAUMARIS 3193

PRICE: \$1,978,250  
RESERVE PRICE:  
SALE DATE: 24/12/2019  
METHOD: Private Sale  
SETTLEMENT DATE: 11/02/2020  
PROPERTY TYPE: Townhouse (Single)  
MUNICIPALITY: Bayside  
PARISH: Moorabbin  
MAP REF:  
BLOCK NUMBER:  
LOT NUMBER: 1  
CROWN ALLOTMENT:  
PLAN NUM/REF: PS822654  
YEAR BUILT:

RECORDED:  
WALLS:  
ROOF:  
BEDROOMS: 3  
BATHROOMS: 2  
ROOMS:  
CARPARKS: 2  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA: 496  
FURNISHED: No  
OWNER OCCUPIED: Yes



**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 ducted vacuum) plus abundant car accommodation including a double auto-garage on a sweeping exposed aggregate driveway. Lit by all-day sun, shaded by grand old trees and surrounded by Beaumaris' finest homes just 350m from the beachfront, this is an oasis of coastal calm within a walk of the Concourse and Seaview shopping, a minute to Sandbelt golf courses and well inside the Zone for new Beaumaris College. For more information about this coastal oasis contact Christian Hegarty or Louise Herterich

## 23a Cromer Rd BEAUMARIS 3193

PRICE: \$1,975,000  
RESERVE PRICE:  
SALE DATE: 20/02/2020  
METHOD: Sold Before Auction  
SETTLEMENT DATE:  
PROPERTY TYPE: Townhouse (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: 3  
ROOMS:  
CARPARKS: 2  
STOREYS:  
BUILD AREA:  
FRONT DIMENSION:  
SIDE DIMENSION:  
LAND AREA:  
FURNISHED: No  
OWNER OCCUPIED: No



**COMMENTS:** Encompassing striking architectural design, a luxurious sense of space and superb attention to quality and detail, this sensational family home is perfectly positioned for year round indoor-outdoor enjoyment just minutes to the beach, local shopping and dining precincts, Banksia Reserve, and transport. Designed to impress while also being a highly functional family home, the spacious floorplan flows effortlessly across three levels, each space uniquely beautiful and laced with contemporary sophistication. Multiple living zones offer wonderful flexibility and space for the whole family to enjoy including a fully furnished and equipped basement theatre room including Klipsch surround sound, and first floor sitting room opening to a balcony with lovely tree-top vistas. Brimming with natural light, the ground floor features a generous living and dining domain beautifully detailed with bespoke cabinetry and remote controlled gas fireplace. French doors lead out to a covered al fresco entertainment terrace featuring a ceiling fan for warm summers days, electric heater for cooler evenings and mains gas for the BBQ. A gourmet kitchen with Caesarstone benchtops, Smeg and Bosch appliances, breakfast bar and servery window overlooks a vast family / meals area, with split-system air conditioner, opening to the north and west to a gorgeous wrap-around deck, sparkling fully tiled solar and gas heated swimming pool and lush private fully irrigated gardens with 12v lighting. The accommodation is both flexible and abundant and includes a generous ground floor bedroom featuring luxe ensuite, walk in robe and direct access to a private terrace, plus a study sitting beside the gorgeous light-well with serene water feature. Upstairs, three substantial bedrooms include the master suite with sumptuous twin vanity ensuite, extensive wardrobes and opening to a beautiful balcony where you can relax at the end of the day, two additional fitted bedrooms, plus a sleek family bathroom enjoying a spa bath, and separate study. Premium inclusions are showcased throughout including spotted gum floors, video intercom, hardwired internet to all rooms, zoned security alarm, security CCTV system, fitted laundry with drying cupboard, powder room, first-floor kitchenette, Wi-Fi controlled zoned ducted heating and air conditioning, DC ceiling fans, ducted vacuum, laundry chute, volumes of built-in cupboard and under-stair storage, and double automatic garage behind remote controlled electric gates. In this coveted location, three hundred metres to the water's edge, the Bay Trail, and Beaumaris Beach Foreshore Reserve, strolling distance to Key Street shops, cafes and restaurants, the Concourse, parklands and local schools, zoning for both Beaumaris Secondary College and Mentone Girls Secondary College, plus some of Melbourne's best golf courses a few minutes away, this home is the complete package for families who seek quality, elegance and a superior lifestyle. For more information about this spectacular residence, please contact Romana Altman or Louise Herterich.

## 104 Dalgetty Rd BEAUMARIS 3193

PRICE :	\$1,825,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	29/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	5
SETTLEMENT DATE :		BATHROOMS :	3
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :		STOREYS :	
MAP REF :	86 E 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 :** Tucked among beautiful established gardens in a highly-regarded location around the corner from Beaumaris Primary School and just minutes to the Concourse, this sensational family home flows effortlessly across two wonderful levels delivering beautifully scaled interiors, excellent family credentials and exceptional lifestyle appeal. Introduced by a wide entrance hall, the outstanding five bedroom, three bathroom floorplan reveals a home designed for easy daily living and brilliant indoor-outdoor entertaining. Natural light and garden views flood the interior where multiple living zones offer wonderful flexibility and space for the entire family. On the ground floor, a formal lounge provides refined fireside living; while a light-filled living and dining domain spills through French doors to a huge northeast-facing alfresco deck, in a lush garden setting offering peaceful sanctuary for fabulous outdoor entertaining. Upstairs, a wonderful children's retreat showcases a vast family room overlooking the leafy rear gardens. The kitchen is superb in space and style featuring quality stainless steel appliances, extensive storage and delightful leafy outlooks. Spread across both levels, five generous bedrooms include a ground-floor master with walk in robe, and stylish ensuite, plus four additional fitted bedrooms share 2 sparkling bathrooms. Other features include polished floorboards, fitted laundry, ducted heating and cooling, ample storage, double garage and plentiful off street parking. An idyllic lifestyle opportunity for families of all ages, this exceedingly comfortable family domain is walking distance to the beach, transport, parklands, golf courses, and zoned for Beaumaris Secondary College and Mentone Girls' Secondary College. For more information about this peaceful double-story domain contact Romana Altman or Michael Martin.

## 4b Bayview Rd BEAUMARIS 3193

PRICE :	\$1,765,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	10/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	4
SETTLEMENT DATE :	10/02/2020	BATHROOMS :	3
PROPERTY TYPE :	Townhouse (Single)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	3
PARISH :	Moorabbin	STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	2	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	362
PLAN NUM/REF :	PS835394	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



**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 Miele appliances, integrated fridge-freezer and dishwasher, stunning herringbone mosaic splashback, waterfall island bench and breakfast bar. Offering supreme privacy, the sumptuous master bedroom is located on the ground floor and showcases a superb, full-tiled ensuite and sublime custom-fitted dressing room. Upstairs, all three bedrooms offer extensive fitted wardrobes, with one also enjoying a luxe ensuite and west-facing balcony. This level is complete with a lavish family bathroom featuring freestanding bath, and generous retreat. Further enhanced by sleek powder room, fitted laundry, individual climate-control for every room, security alarm, video intercom, plentiful storage, and internally accessed auto double garage. In this prized location surrounded by world class golf courses, and just minutes to bus services, Beaumaris Secondary College, Beaumaris North Primary School and Seaview Village, this breathtaking home offers easy access to the shopping and dining at the Concourse, and the beach and Bay Trails. For more information about this brand new family haven contact Stefan Delyster or Romana Altman

## 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 :	8
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :	Moorabbin	STOREYS :	
MAP REF :	86 B 4	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	68	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	738
PLAN NUM/REF :	LP010822	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



**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 double auto garage with direct house access. With possibly enough room for two side by side townhouses (STCA), the options are also there to enhance the existing accommodation further or start again with your own bespoke design.

## 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 kitchen is an entertainer's delight, with white gloss cabinetry, drawer storage, marble benchtops, neutral glass splash back, oversized island bench and stainless steel Smeg appliances. The family room has a gas OFP and rear garden outlook, providing an alternative living space directly off the kitchen and meals area. Zoned living at its finest. This prestige home is fitted with a wealth of luxury appointments including auto-gated 3 car parking with double auto garage, high recessed ceilings, hydronic heating, split system cooling, a large fitted laundry and fully carpeted bedrooms and living rooms. This exceptional single level property is situated in the heart of Beaumaris, and is currently leased until early January 2020. For further information contact the selling agents at Bayside Beaches.



## 7 High St BEAUMARIS 3193

PRICE :	\$1,625,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	04/12/2019	ROOF :	
METHOD :	Private Sale	BEDROOMS :	4
SETTLEMENT DATE :	31/01/2020	BATHROOMS :	3
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	
PARISH :	Moorabbin	STOREYS :	
MAP REF :	86 D 8	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	50	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	561
PLAN NUM/REF :	LP008398	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



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 Concourse, primary schools and the bay.

## 40 Spicer St BEAUMARIS 3193

PRICE :	\$1,620,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	29/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	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 :	
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 :	07/02/2020	BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	3
PARISH :	Moorabbin	STOREYS :	
MAP REF :	86 F 6	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	34	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	689
PLAN NUM/REF :	LP011936	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



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 the Concourse, preschools, a choice of primary schools and leading Secondary Schools.

## 89 Reserve Rd BEAUMARIS 3193

PRICE : \$1,595,000  
RESERVE PRICE :  
SALE DATE : 04/12/2019  
METHOD : Sale  
SETTLEMENT DATE : 13/01/2020  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Bayside  
PARISH : Moorabbin  
MAP REF : 86 C 6  
BLOCK NUMBER :  
LOT NUMBER : 81  
CROWN ALLOTMENT :  
PLAN NUM/REF : LP030027  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 4  
BATHROOMS :  
ROOMS :  
CARPARKS :  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 800  
FURNISHED :  
OWNER OCCUPIED : Yes



COMMENTS :

## 18b Surf Av BEAUMARIS 3193

PRICE : \$1,535,000  
RESERVE PRICE :  
SALE DATE : 09/12/2019  
METHOD : Private Sale  
SETTLEMENT DATE : 05/02/2020  
PROPERTY TYPE : Townhouse (Single)  
MUNICIPALITY : Bayside  
PARISH : Moorabbin  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER : 2  
CROWN ALLOTMENT :  
PLAN NUM/REF : PS743471  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 2  
ROOMS : 8  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 281  
FURNISHED : No  
OWNER OCCUPIED : Yes



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 alfresco 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, video intercom, security, automated watering system, and auto garage plus ample room for a second vehicle off street is available in front of the garage. The property is encapsulated in the Beaumaris Secondary Zone and also close to the Beaumaris Concourse and Black Rock Village. Indulge your senses and take advantage of this exceptional opportunity. Inspections as advertised or private appointment.

## 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 popular cafes in the Concourse and Seaview shopping strip that are close by. With close proximity to a selection of local primary schools, kindergartens and zoned to the elite Beaumaris high school, this present a wealth of choice for families of all ages and stages.

## 43 Scott St BEAUMARIS 3193

PRICE :	\$1,455,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	07/12/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :	28/01/2020	BATHROOMS :	2
PROPERTY TYPE :	Townhouse (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :	Moorabbin	STOREYS :	
MAP REF :	86 E 7	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	1	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	640
PLAN NUM/REF :	PS624537	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



**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. Complemented by split-system air conditioners in all rooms, sleek powder room, separate laundry, security alarm, video intercom and auto double garage with internal and rear access. Quiet, yet incredibly close to everything that makes beachside living so desirable. Walk to Ricketts Point, bike or stroll along the Bay Trail, and shop or dine at Key Street and the Concourse. With parklands, bus services, Beaumaris Primary School and Stella Maris Catholic School just minutes away, plus zoning for both Beaumaris Secondary College and Mentone Girls Secondary College.



## 14 Hugo St BEAUMARIS 3193

PRICE :	\$1,450,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	14/12/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	6
PARISH :		STOREYS :	
MAP REF :	86 D 6	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	618
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Build the Bayside Beumaris 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 Beumaris Reserve and it's Tennis courts, Library, Community Centre & Soccer Club. Just a moment's walk to both Beumaris Primary and the highly sought after strictly zoned Beumaris College. This opportunity to set the family up in a quiet, tightly held street so close to everything we love about Beumaris 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.

## 56 Cromer Rd BEAUMARIS 3193

PRICE :	\$1,410,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	06/12/2019	ROOF :	
METHOD :	Sold Before Auction	BEDROOMS :	4
SETTLEMENT DATE :	20/01/2020	BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	2
PARISH :	Moorabbin	STOREYS :	
MAP REF :	86 F 6	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :	6	SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	627
PLAN NUM/REF :	LP041027	FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	Yes



**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 comfortable as is with scope for future enhancements, if so desired. Coveted for its brilliant location, strolling distance to the beach and Bay Trails, bus services, Beumaris Primary School, Stella Maris Catholic School, and the exceptional shopping and dining precincts of the Concourse and Seaview Village, this tranquil and secure property is also nestled within the zone for Beumaris Secondary College and Mentone Girls Secondary College, making it the ideal family home. For more information about this charming beachside residence contact Romana Altman & Adam Saunders

## 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 level bedrooms share an opulent family bathroom. A long list of appointments includes ducted heating and cooling, split-system air conditioning units in both living spaces, powder room, separate laundry, plentiful storage, security alarm, intercom, and internally accessed auto double garage behind remote controlled electric gates. Accessed from Tramway Parade with the beach, Bay Trail and Ricketts Point just across the road, this home is further enhanced by its proximity to the shops and cafes of the Concourse and Key Street, Banksia Reserve, local schools, bus services, plus zoning for the much in demand Beaumaris Secondary College, and Mentone Girls Secondary College. For more information about this stylish contemporary residence contact Romana Altman or Stefan Delyster.

## 49 Haydens Rd BEAUMARIS 3193

PRICE : \$1,355,000  
RESERVE PRICE :  
SALE DATE : 15/02/2020  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Townhouse (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 B 5  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

RECORDED :  
WALLS : Brick Veneer  
ROOF :  
BEDROOMS : 3  
BATHROOMS : 2  
ROOMS :  
CARPARKS : 2  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA : 344  
FURNISHED : No  
OWNER OCCUPIED : No

COMMENTS :

## 419a Beach Rd BEAUMARIS 3193

PRICE : \$1,350,000  
RESERVE PRICE :  
SALE DATE : 29/02/2020  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Townhouse (Res)  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 C 9  
BLOCK NUMBER :  
LOT NUMBER :  
CROWN ALLOTMENT :  
PLAN NUM/REF :  
YEAR BUILT :

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



COMMENTS :

## 15 Shands St BEAUMARIS 3193

PRICE :	\$1,280,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	29/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	3
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	House (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	1
PARISH :		STOREYS :	
MAP REF :	86 G 4	BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	414
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No



**COMMENTS :** Embraced by beautifully tended garden surrounds, this delightful single-level timber residence combines classic beauty, modern comforts and zoning for both Beaumaris Secondary College and Mentone Girls Secondary College to deliver a wonderful family lifestyle moments to shops, cafes, restaurants, parklands and transport. Light and airy, the three bedroom, two bathroom layout is wonderful for daily living and entertaining flowing seamlessly from indoor to outdoor living spaces. Introduced by a wide entrance hall, slate tiles flow through to a welcoming lounge room warmed by open-fire where garden vistas are enjoyed through the gorgeous bay windows. The meals area and living room harness light from banks of windows to the north and west, and spill through glass sliders to a substantial entertainer's wrap-around terrace, lushly surrounded and entirely secluded, offering the perfect place for peaceful alfresco living. The sky-lit kitchen showcases Miele and Rosieres appliances including an integrated microwave, dishwasher and breakfast bar. Beautifully proportioned, the elegant master bedroom with fitted wardrobes and stylish ensuite with bath, enjoys lovely leafy outlooks across the front garden. Two additional bedrooms, one with built in robes, share a central bathroom with laundry facilities. Complete with ducted heating, plush carpet to bedrooms, security doors, garden shed, good storage, carport and off street parking. Perfectly positioned between Seaview Village and the shops, cafes, restaurants and transport of thriving Cheltenham Village, this desirably located home is also close to Cheltenham Primary School, Mentone Village, golf courses, excellent private schools, the beach and Southland Shopping Centre. For more information about this serene single-level retreat, please contact Romana Altman or Brydie Hamilton.

## 10 Ruxton Rise BEAUMARIS 3193

PRICE :	\$1,200,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	13/02/2020	ROOF :	
METHOD :	Private Sale	BEDROOMS :	1
SETTLEMENT DATE :		BATHROOMS :	1
PROPERTY TYPE :	House	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	0
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 :** Don't just stand by while the Beaumaris market rises once again to new heights...step up and lead the way. A rare re-sale opportunity in Beaumaris' most exclusive residential sub-division, this approx 400sqm block may be your last chance to secure a place on Bayside's Millionaires' Row to build that designed dream home you have been searching for... and certainly one of the only opportunities to purchase a ready-to commence project complete with endorsed plans and permit for construction of a double storey dwelling. For more information or to receive a copy of the current plans, please contact Wesley Belt of Buxton Mentone on 0418 310 753 today.

## 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 an incredible family lifestyle opportunity. Surrounded by Royal Melbourne Golf Course and Victoria Golf Course, with bus services at the end of the street, and the Concourse, Seaview Village, the beach, and Cheltenham Village and station, all within easy reach. Plus excellent access to great schools, with zoning for Beaumaris Secondary College and Mentone Girls Secondary College, Beaumaris North Primary School just around the corner, and Stella Maris Catholic School a short stroll away.

## 2/48 Reserve Rd BEAUMARIS 3193

PRICE: \$960,000  
RESERVE PRICE:  
SALE DATE: 29/02/2020  
METHOD: Auction Sale  
SETTLEMENT DATE:  
PROPERTY TYPE: Unit  
MUNICIPALITY: Bayside  
PARISH:  
MAP REF: 86 C 8  
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: 390  
FURNISHED: No  
OWNER OCCUPIED: No



**COMMENTS:** Beyond a long and private driveway, discreetly hidden in leafy surrounds, this idyllic split-level residence is immersed in privacy, minutes from the foreshore, and only 300 metres to the vibrant shops, cafes, boutiques and restaurants of the Concourse. Introduced by gleaming polished floors and crisp white walls, the home is saturated in year round natural light and offers outstanding indoor and outdoor living options across its beautifully presented two bedroom two bathroom layout. Designed with an emphasis on low-maintenance living, the interiors capitalise on a northern-western orientation to the ground level living spaces incorporating a free-flowing living and dining zone leading to a sleek kitchen with Bosch appliances and breakfast bar. Timber stairs lead to two double bedrooms including a sun-soaked master suite with split-system air conditioner, bright ensuite and fitted wardrobes, while an additional bedroom with built in robes enjoys a stylish bathroom. Outdoors, a private northwest terrace delivers relaxed alfresco living in a serene garden setting. Additional features include spacious laundry, ample storage, ducted heating and cooling, carport, garage and extensive off street parking. Presenting brilliant lifestyle credentials and zoning for Beaumaris Secondary College and Mentone Girls Secondary College, this peaceful haven is close to the Bay Trail, Ricketts Point, schools, parks, transport and golf courses. A wonderful opportunity for first-home buyers, downsizers and investors alike, in this prime location. For more information about this light-filled, easy care home please, contact Matthew Gray or Stefan Delyster.

## 1/434 Balcombe Rd BEAUMARIS 3193

PRICE : \$940,000  
RESERVE PRICE :  
SALE DATE : 29/02/2020  
METHOD : Auction Sale  
SETTLEMENT DATE :  
PROPERTY TYPE : Villa  
MUNICIPALITY : Bayside  
PARISH :  
MAP REF : 86 D 5  
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 : Situated in this peaceful and well-maintained group, this huge 3-bedroom unit provides family-sized accommodation in a lovely carefree setting with an amplitude of opportunity for expansion. With soaring ceilings and vast expanses of glass bringing in streams of natural light and creating a wonderful sense of space, this easy-care abode is set on a huge 322m2 (approx.) parcel of land. Featuring two well-sized bedrooms, the unit's master suite boasts a walk through robe along with a bright en-suite, whilst a large family bathroom and separate WC service the remainder of the home. The home also offers a huge open living space and a fully functional kitchen with relatively updated appliances. Offering immense appeal to downsizers or investors, this light-lavished unit is also sure to pique the interest of busy families searching for spacious, low maintenance living in the prized Mentone Girls' & Beaumaris Secondary College zones, close to primary schools, golf courses, beach, transport and shopping destinations. For more information, please contact Alex Pearson on 0413 892 585 from Barry Plant today. ALL ENQUIRES MUST INCLUDE A CONTACT NUMBER.

## 14/495 Balcombe Rd BEAUMARIS 3193

PRICE : \$920,000  
RESERVE PRICE :  
SALE DATE : 06/12/2019  
METHOD : Private Sale  
SETTLEMENT DATE : 03/02/2020  
PROPERTY TYPE : Apartment  
MUNICIPALITY : Bayside  
PARISH : Moorabbin  
MAP REF :  
BLOCK NUMBER :  
LOT NUMBER : 14  
CROWN ALLOTMENT :  
PLAN NUM/REF : PS732104  
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 Amaroo, 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 Ilve 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.

## 43 Alfred St BEAUMARIS 3193

PRICE : \$920,000  
RESERVE PRICE :  
SALE DATE : 17/01/2020  
METHOD : Sale  
SETTLEMENT DATE : 14/02/2020  
PROPERTY TYPE : House (Res)  
MUNICIPALITY : Bayside  
PARISH : Moorabbin  
MAP REF : 86 H 4  
BLOCK NUMBER :  
LOT NUMBER : 1  
CROWN ALLOTMENT :  
PLAN NUM/REF : PS624539  
YEAR BUILT :

RECORDED :  
WALLS :  
ROOF :  
BEDROOMS : 2  
BATHROOMS :  
ROOMS :  
CARPARKS :  
STOREYS :  
BUILD AREA :  
FRONT DIMENSION :  
SIDE DIMENSION :  
LAND AREA :  
FURNISHED :  
OWNER OCCUPIED : Yes



COMMENTS :



## 10/495 Balcombe Rd BEAUMARIS 3193

PRICE :	\$875,000	RECORDED :	
RESERVE PRICE :		WALLS :	Concrete
SALE DATE :	18/12/2019	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	2
SETTLEMENT DATE :		BATHROOMS :	2
PROPERTY TYPE :	Apartment	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	1
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 :** 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 conditioning in the living zone, security entrance, video intercom, storage cage and two secure basement tandem car spaces. In the Beaumaris Secondary College Zone, with Keys St Village around the corner, the Beach and Bay Trails across the road, and Banksia Reserve, Beaumaris Primary School, the Concourse, and Stella Maris Catholic School, all within easy reach. For more information about this tranquil lifestyle haven contact Louise Herterich or Melina Scriva

## 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:	17/01/2020	BATHROOMS:	2
PROPERTY TYPE:	Unit	ROOMS:	
MUNICIPALITY:	Bayside	CARPARKS:	2
PARISH:	Moorabbin	STOREYS:	
MAP REF:	86 G 4	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	1	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	238
PLAN NUM/REF:	RP004294	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:	24/01/2020	BATHROOMS:	1
PROPERTY TYPE:	Apartment	ROOMS:	
MUNICIPALITY:	Bayside	CARPARKS:	2
PARISH:	Moorabbin	STOREYS:	
MAP REF:	86 E 9	BUILD AREA:	
BLOCK NUMBER:		FRONT DIMENSION:	
LOT NUMBER:	17	SIDE DIMENSION:	
CROWN ALLOTMENT:		LAND AREA:	
PLAN NUM/REF:	PS427253	FURNISHED:	No
YEAR BUILT:		OWNER OCCUPIED:	Yes



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 & beautiful bayside apartment, please contact Adam Saunders or Louise Herterich

## 2/104-106 Cromer Rd BEAUMARIS 3193

PRICE:	\$720,000	RECORDED:	
RESERVE PRICE:		WALLS:	Brick Veneer
SALE DATE:	22/02/2020	ROOF:	
METHOD:	Auction Sale	BEDROOMS:	2
SETTLEMENT DATE:		BATHROOMS:	1
PROPERTY TYPE:	Unit	ROOMS:	
MUNICIPALITY:	Bayside	CARPARKS:	1
PARISH:		STOREYS:	
MAP REF:	86 F 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 :

## 7/1 Alfred St BEAUMARIS 3193

PRICE: \$700,000  
RESERVE PRICE:  
SALE DATE: 12/12/2019  
METHOD: Sale  
SETTLEMENT DATE: 28/01/2020  
PROPERTY TYPE: Strata Unit/Flat  
MUNICIPALITY: Bayside  
PARISH: Moorabbin  
MAP REF: 86 G 4  
BLOCK NUMBER:  
LOT NUMBER: 7  
CROWN ALLOTMENT:  
PLAN NUM/REF: RP004294  
YEAR BUILT:

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



COMMENTS :

## 6/7b Keys St BEAUMARIS 3193

PRICE: \$567,000  
RESERVE PRICE:  
SALE DATE: 13/12/2019  
METHOD: Sale  
SETTLEMENT DATE: 06/02/2020  
PROPERTY TYPE: Flat/Unit/Apartment (Res)  
MUNICIPALITY: Bayside  
PARISH: Moorabbin  
MAP REF:  
BLOCK NUMBER:  
LOT NUMBER: 6  
CROWN ALLOTMENT:  
PLAN NUM/REF: PS720309  
YEAR BUILT:

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

COMMENTS :

## Boat Shed/261 Ricketts Point Beach BEAUMARIS 3193

PRICE: \$450,000  
RESERVE PRICE:  
SALE DATE: 01/02/2020  
METHOD: Sale by Tender  
SETTLEMENT DATE:  
PROPERTY TYPE: House  
MUNICIPALITY: Bayside  
PARISH:  
MAP REF:  
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 : Your own piece of luxury beachfront real estate! Opportunities like this are few and far between. One of only 3 beach boxes at Ricketts Point, this purple beauty is literally situated on the sand & triple the size of your average bathing box. Fully equipped from head to toe including tiled flooring , preparation area, hot & cold running water & yes, air conditioning ! Secure & boasting a very solid construction, its double doors open onto the glistening waters edge, a luxurious way to spend your summer days relaxing by the beach. Keep an eye on the kids enjoying hours of fun on the sand beach-side & watch the sunsets over the water or simply just watch the world go by. This remarkable waterfront escape, just footsteps from the water. An exclusive opportunity for Bayside City Council Ratepayers

# shed 261 Ricketts Point Beach BEAUMARIS 3193

PRICE :	\$450,000	RECORDED :	
RESERVE PRICE :		WALLS :	
SALE DATE :	01/02/2020	ROOF :	
METHOD :	Auction Sale	BEDROOMS :	
SETTLEMENT DATE :		BATHROOMS :	
PROPERTY TYPE :	Beach Box/Boat House/Berth (Res)	ROOMS :	
MUNICIPALITY :	Bayside	CARPARKS :	
PARISH :		STOREYS :	
MAP REF :		BUILD AREA :	
BLOCK NUMBER :		FRONT DIMENSION :	
LOT NUMBER :		SIDE DIMENSION :	
CROWN ALLOTMENT :		LAND AREA :	50
PLAN NUM/REF :		FURNISHED :	No
YEAR BUILT :		OWNER OCCUPIED :	No

COMMENTS :

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