

449 Balcombe Road, Beaumaris, Vic 3193

buxton

House For Sale

Wednesday, 8 January 2025

449 Balcombe Road, Beaumaris, Vic 3193

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 790 m2

Type: House



James Colyvan
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\$1,680,000 - \$1,780,000

Set deep within sheltered rainforest gardens across the road from Beaumaris Secondary College, this significant 790sqm (approx.) property offers a three-bedroom, two-bathroom home with the necessities of today's Bayside lifestyle. The home is perfect for entertaining with sun-filled rooms and a free-flowing multi-living design spilling from a north-facing formal lounge, to a relaxed kitchen-dining area. The home features a large family zone that opens to a travertine-tiled sun-drenched patio with a magical palm fringed koi pond creating the ultimate haven of tranquillity. Set deeply off Balcombe Rd, the block is ideally positioned in the heart of Beaumaris while also offering complete peace and privacy within a short walk from the hustle and bustle of the Concourse café district and shops. The stunning local beaches also moments away with Ricketts Point Marine Sanctuary just a 3 min drive. Nearby fairways also within easy reach including the prestigious Royal Melbourne Golf Club across the road. The property is liveable and rentable with a quality kitchen, dual vanity bathroom, and a second bathroom area with an al fresco shower. This central heated, reverse-cycle air-conditioned, and alarmed home offers everything you need. Styled with great extras including light hardwood floors, a large open fireplace and a walk-in pantry plus built in-robos, and auto-gated carport parking. Move in straight away or take your time to plan for the future with good rental prospects and an excellent tenant currently caring for the property and keen to stay on. Alternatively, there is also room to develop. Take inspiration from the neighbours with a rewarding double townhouse development (Subject to Council Approval), designed to capitalise on this large block. For more information about this well-positioned property contact Peter Hickey or James Colyvan at Buxton Sandringham.