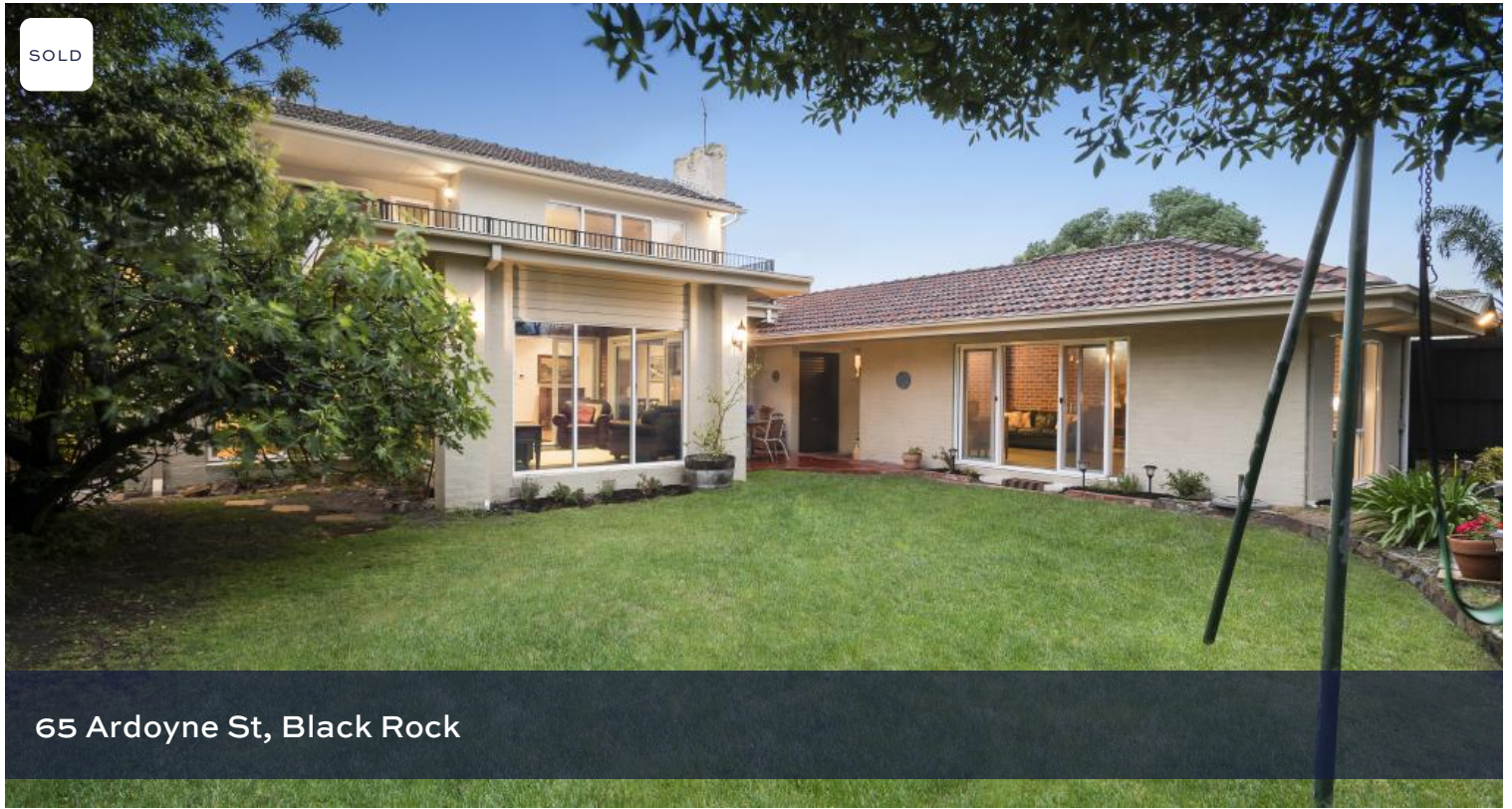


SOLD



65 Ardoyne St, Black Rock



Style, Space and Sweet Serenity with Elevated Golf Course Panorama

Peacefully overlooking the tranquil, tree-lined fairways of the prestigious Royal Melbourne Golf Club, this spacious 4 bedroom, 2-storey family retreat has been expertly zoned and optimised for effortless, north-facing living in total privacy. The luxury living is magnificently matched by a superior lifestyle address, surrounded by acres of greenery in the Beaumaris Secondary College catchment area, just moments from Black Rock Village and the golden sands of Half Moon Beach.

Enjoy a wide range of light-filled living areas, enriched by spacious open-plan living and dining with a slate-framed open fireplace providing a focal point. Always free-flowing, a deluxe kitchen and meals area showcases a sleek Smeg oven/cooktop and a high-end, dual-drawer Fisher and Paykel dishwasher. A wonderfully window-walled dining room invites glorious northern light inside, the perfect position to entertain over lunch with distinctive African slate underfoot.

Underpinned by a deep, north-facing block, step outside and enjoy a sunny courtyard, designed for entertaining alongside a low-maintenance garden with the golf course greenery taking care of

4 2 4

Price	SOLD
Property Type	Residential
Property ID	1361

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privacy. The addition of an exposed, double-brick parents' retreat or home office is both far-reaching and perfectly private.

Cleverly zoned and character-filled, a pair of robed bedrooms are set on the ground floor, serviced by a sparkling bathroom with a bath, walk-in shower and cast-iron vanity. Head upstairs to the remaining bedrooms and a luxurious bathroom, framed around a sweeping terrace with a commanding treetop panorama. This is where the home truly comes alive with the Royal Melbourne's 9th fairway acting as a dramatic backdrop. Entertain on a grand scale with plenty of room for a full suite of outdoor settings and a BBQ.

Comprehensive features include a second courtyard with a covered 6-seater spa and outdoor shower, a remote-controlled garage plus additional driveway parking, auto-gated entry and secure colour video intercom, alarm system, an ivy-draped, walled front garden, heating/cooling on both levels, and so much more.

Surrounded by quality homes on a whisper-quiet street in a sought-after sandbelt locale, this is an opportunity not to be missed!

At a glance...

- * Approximately 770sqm parcel of land with private, north-facing rear

- * 4 large bedrooms, 3 with BIR, one with access to front garden and spa courtyard, one with upstairs terrace access, and one with a study nook

- * Spacious open-plan living/dining with slate-framed open fireplace

- * Window-walled, double-glazed dining room

- * Deluxe kitchen/meals with dual-drawer Fisher and Paykel dishwasher and sleek Smeg oven/cooktop offering access to spa courtyard

- * Exposed double-brick retreat or home office

- * Gleaming downstairs bathroom with bath, walk-in shower and cast-iron vanity

- * Upstairs twin-vanity bathroom with walk-in shower

- * Large laundry with upstairs chute

- * Downstairs WC

- * Sweeping upstairs terrace with golf course views

- * North-facing courtyard, perfect for entertaining
- * Private courtyard with covered 6-seater spa and outdoor shower
- * Established, low-maintenance garden, front and back
- * Remote-controlled garage with additional driveway parking and storage behind auto-gated entry
- * Solar-lit driveway
- * Ducted heating, split-system heating/cooling, open fireplace and ceiling fans
- * Tasmanian oak boards, African slate flooring and 100% New Zealand wool carpets
- * Ducted vacuum
- * Secure alarm system and intercom entry
- * Fully wired for surround sound
- * Holland and Roman blinds
- * Moments from schools, transport, shopping, parkland, sandbelt golf courses and the beach

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

