

SOLD



902, 222 Bay Rd, Sandringham



Unmatched Penthouse Perfection with Spectacular City and Bay Views

A breathtaking blend of seamless indoor/outdoor indulgence, this stunning 3 bedroom, 2 bathroom penthouse apartment captures an awe-inspiring 270 degree panorama sweeping across magnificent Melbourne. As one of just three palatial residences crowing the top floor of the celebrated Sandy Hill complex, be the fortunate first to live in this supersized retreat.

Enjoy a lavish feeling of lightness, space and depth from the very first step inside. Gallery-inspired living and dining pivots a Carrara marble kitchen and butler's pantry showcasing a waterfall-edged island bench, a concealed Fisher and Paykel fridge/freezer and the full suite of high-performing Gaggenau appliances including two ovens. This sleek workspace even shares a handy connection with the terrace courtesy of a neatly placed window, while an adjacent bar area comes complete with gleaming granite surfaces, a mirrored splashback and a top-of-the-range Liebherr wine fridge.

Encased in floor-to-ceiling glass, the luxury living extends outdoors on an impressive 133sqm (approx.) of commanding wraparound terrace attracting northern and eastern sunlight. This is where the home truly comes to life with pockets of intimate

3 2 2

Price	SOLD
Property Type	Residential
Property ID	2072

Inspection Times

Sat 27 Apr, 9:30 AM - 10:00 AM

Agent Details

Joe Doyle - 0435 937 864
Sarah Korbel - 0415 393 898

Office Details

Nick Johnstone Pty Ltd
248 Esplanade Brighton VIC
3186 Australia
9553 8300



space or wide-reaching expanses capable of entertaining hundreds at a time. Relax, indulge and celebrate overlooking the neighbourhood with uninterrupted views of the striking city skyline, the majesty of the Dandenong ranges and the blissful blue waters of Port Phillip Bay.

Intricately detailed and zoned to perfection, the tempting trio of roomy, robed and radiant bedrooms are all united by terrace access, serviced by a perfect pair of luxe bathrooms boasting marble finishes, floor-to-ceiling tiles and rainfall/handheld showers. The opulent main bedroom is graced with skylit, mirrored and fully fitted walk-in robes.

The extensive list of lavish features sets this property apart. Take advantage of secure side-by-side parking for 2 cars, a storage cage, laundry capability, powder room, electronic blinds, triple glazing, French oak herringbone parquet flooring, and in-floor heating plus zoned heating and cooling in every room. Resort-inspired facilities include exclusive access to an infinity lap pool, spa, sauna and a fully equipped gym.

The premium Bayside address speaks for itself. Venture downstairs and enjoy the added convenience of an IGA Express and a licensed cafe on your doorstep, all within walking distance of local schools, shopping and bus transport to the village and beach. A masterpiece of unmatched style, this top-floor temptation works exceptionally well for downsizers, families, and investors. The first to view will fall in love!

At a glance...

* Supersized 152sqm internally and 133sqm externally (both approx.)

* 3 large, light and bright bedrooms all with terrace access, main with skylit walk-in robes and a marble-finished twin-vanity ensuite with rainfall and handheld fittings

* Gallery-sized open-plan living and dining with a gas log fireplace

* Carrara Marble-topped kitchen with high-end Gaggenau appliances, an integrated Fisher and Paykel fridge/freezer, Zip Hydrotap, twin Franke sinks and a waterfall-edged island bench

* Direct window access from kitchen to the terrace

* Handy butler's pantry and laundry capability

* Principal marble-detailed bathroom boasting a fully tiled shower with handheld/rainfall fittings

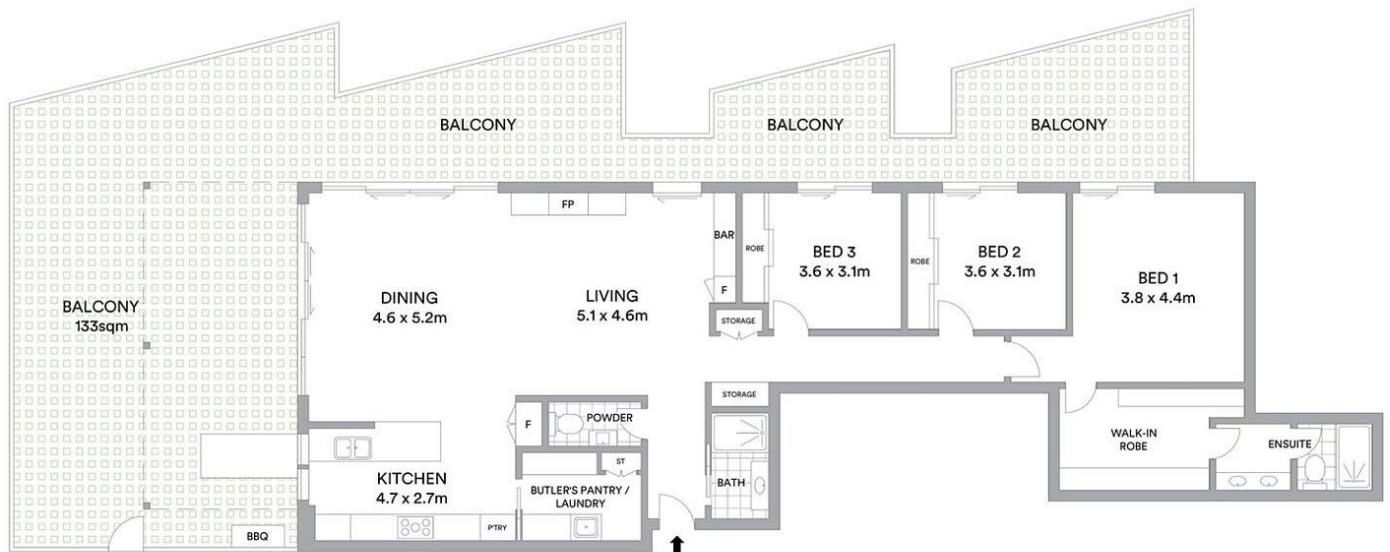
* Palatial powder room

* Opulent bar with granite finish, mirrored splashback and a

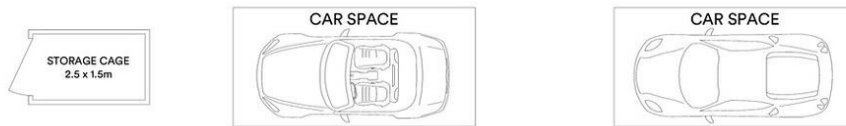
Liebherr wine fridge

- * Oversized northeast-facing wraparound terrace with striking city and bay views
- * Gas mains and water supply to terrace plus irrigation for low-maintenance planter garden
- * Zoned heating and refrigerated cooling plus in-floor heating
- * Full video intercom security with convenient lift access
- * Secure basement side-by-side parking for 2 cars plus a storage cage
- * Additional visitor parking
- * Triple glazing throughout
- * Electronic blinds
- * Natural French oak parquet flooring
- * Secure safe
- * Exclusive access to an infinity lap pool, spa, sauna and a fully equipped gym
- * Moments from shopping, restaurants, transport, schools, parkland 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.



LEVEL NINE



BASEMENT

Internal 152sqm
External 133sqm