

SOLD

417 Beach Rd, Beaumaris



Modern Beachside Masterpiece with Next-Level Luxury

Simply breathtaking in scale, luxury and Bayside indulgence, this inspired 4 bedroom, 4 bathroom, 8 car-garage entertainer showcases uninterrupted views sweeping across the blue waters of Port Phillip Bay. Elevated with singular style over Melbourne's premier beachfront boulevard, prepare yourself for an amazing first-floor pool and spa panorama overlooking the bay in a pure position of privilege. This is a once-in-a-lifetime opportunity to live the life you love without compromise!

This is a special free-flowing, four-level home on a coveted corner block united by seamless connections between the internal and external with direct access to alfresco space from every room. Discover a formal living room and stone-topped bar framed by curved floor-to-ceiling glass, a work-ready home office with built-in desks, and a versatile living room or retreat, instantly relaxed in nature.

Encased in floor-to-ceiling glass on the first floor, gallery-sized open-plan living and dining pivots a high-end kitchen featuring an inviting island bench, smooth stone surfaces and top-of-the-range Miele appliances. Step outside to a pair of commanding balconies,

4 4 8

Price	SOLD
Property Type	Residential
Property ID	2090

Agent Details

Bert Geraerts - 0418 514 090

Office Details

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



one with a showpiece pool and spa alongside an alfresco entertaining area sheltered under sailcloth. Take a front-row seat every night and immerse yourself in a sweeping bay view enhanced by all the timeless colours of a scintillating sunset.

Scale a Jarrah staircase and enjoy the real star of the show! Crowning the top floor of this trophy home, a far-reaching rooftop terrace is designed to accentuate the blue-water beauty of Port Phillip Bay delicately hemmed by the rugged beauty of The Heads and everything captured in between.

A generously robed and sized trio of bedrooms are staged on the ground floor, all with terrace access and serviced by three fully tiled bathrooms. Overlooking the poolside terrace with blissful bay views, the palatial main bedroom is housed on the first level featuring walk-in robes and a twin-vanity ensuite with a spa bath.

A truly functional and solidly constructed modern masterpiece, comprehensive features include a sauna, large laundry, powder rooms, storage solutions, Bose ceiling speakers, advanced security, electronic windows, an 8-car basement garage and so much more!

Cross the road and stroll from Rickett's Point to Beaumaris Yacht Club along foreshore walking tracks almost untouched in their beauty. Enjoy easy access to Concourse and Keys Street shopping with convenient zoning to Beaumaris Secondary College and Mentone Girls' Secondary College. This is truly living!

At a glance...

- * 4 large robed bedrooms, first-floor main with walk-in robes and twin-vanity ensuite featuring a spa bath and walk-in shower, ground-floor main with a fully tiled ensuite

- * Expansive open-plan living and dining area with a gas log fireplace and built-in cabinetry

- * Deluxe kitchen with an inviting island bench, stone benches and the full suite of Miele appliances including an induction cooktop, wok burner, steam oven, dishwasher and a coffee machine

- * Formal living room and a stone-topped bar with sink

- * Home office with built in desk and cabinetry

- * Formal lounge/retreat

- * Fully tiled ground-floor bathroom with a frameless walk-in shower

- * Sleek semi-ensuite bathroom with floor-to-ceiling tiles, a spa bath and a separate shower

- * Large laundry with bench space and ample cabinetry
- * Ground-floor and first-floor powder rooms
- * Gas and solar-heated swimming pool and spa with poolside terrace/balcony
- * First-floor bay-facing balcony with sweeping water vistas
- * Rooftop terrace with stunning bay views
- * A number of private ground-floor terraces with low-maintenance gardens
- * Sauna
- * Ducted heating and refrigerated cooling throughout
- * Handy dumb waiter service from basement to laundry to pantry
- * Advanced security measures
- * Substantial storage solutions
- * Roman blinds plus textured curtains
- * Bi-fold and electronic windows in first-floor living space
- * Ducted vacuum
- * Bose ceiling speakers in living spaces
- * Recessed down-lighting
- * Video intercom entry
- * Remote-controlled 8-car basement garage with Reserve Street entrance
- * Basement storeroom, ideal as a wine cellar
- * Moments from schools, transport, shopping, cafes, parkland and the beach

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