

SOLD



320, 216 Bay Rd, Sandringham



## Pavilion Green: Come Home to Luxury in a Dream Location

A stunning Bayside example of leading-edge luxury, near-new presentation and seamless indoor/outdoor indulgence over 93sqm. This elegant 2 bedroom, 2 bathroom entertainer expresses a strong sense of quality on the third floor of the impressive Pavilion Green complex. Masterfully designed with precision, clarity and consistency, every delightful detail has been carefully crafted and constructed.

Beyond a mirrored foyer entrance, discover an overwhelming feeling of far-reaching space under towering 2.7m high ceilings. Exquisite natural light filters through floor-to-ceiling glass, brightening the supersized open-plan living and dining layout. An Italian-imported kitchen is graced with Caesarstone finishes, a mirrored splashback, glass-fronted cabinetry and a built-in Fisher and Paykel fridge/freezer. Enriched by the full suite of high-end Miele appliances including a 900mm oven, a 5-burner cooktop and an integrated dishwasher, this sleek workspace will inspire the most reluctant of home chefs.

Elevate your expectations every day on a commanding undercover terrace (approx. 23sqm) showcasing sweeping views over local

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|---------------|-------------|
| Price         | SOLD        |
| Property Type | Residential |
| Property ID   | 2183        |

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rooftops and treetops. There is a relaxed alfresco warmth at play here, perfect for large-scale entertaining through to a casual breakfast or an after-work drink with a sizzling sunset for company.

Ensuring comfort levels are at an absolute premium, an opulent main bedroom showcases walk-through robes and a twin-vanity ensuite boasting a fully tiled rainfall shower. The remaining robed bedroom is substantially sized and naturally lit, serviced by a luxe bathroom with floor-to-ceiling tiles. Adding further appeal, a roomy study nook will add a professional touch to your work day.

Underpinned by light interiors, soft neutral tones and vast internal space of approximately 93sqm, the extensive list of special features includes a large concealed laundry, ducted heating/cooling, character-rich oak flooring, woollen carpets, side-by-side basement parking for 2 cars, 3 storage cages, secure video intercom entry, lift access and so much more!

Enjoying all benefits of a friendly community with a strong contingent of owner-occupiers, the highly sought-after Pavilion Green also comes complete with an entertainment and relaxation retreat, and creatively landscaped grounds with alfresco dining pavilions, sun decks and cosy fire-pits.

Take an effortless stroll to a neighbouring IGA Express, the native flora of Bay Road Heathland Sanctuary, quality schools and Full Turn Kitchen Bar with easy access to sandbelt golf courses, Sandringham Village and the local bay beach. A perfect match for downsizers, families, and investors, live the life you love with style, substance and sophistication!

At a glance...

- \* 93sqm internal plus 23sqm of terrace

- \* 2 large bedrooms with built-in/walk-through robes, main with twin-vanity ensuite featuring a fully tiled rainfall shower, mirrored cabinetry and a stone-topped vanity

- \* Spacious open-plan living and dining

- \* Italian-imported Miele kitchen with Caesarstone surfaces, mirrored splashback, strip lighting, glass-fronted presentation cabinetry, oversized deep benches and an integrated fridge/freezer

- \* Luxe bathroom with a fully tiled rainfall shower

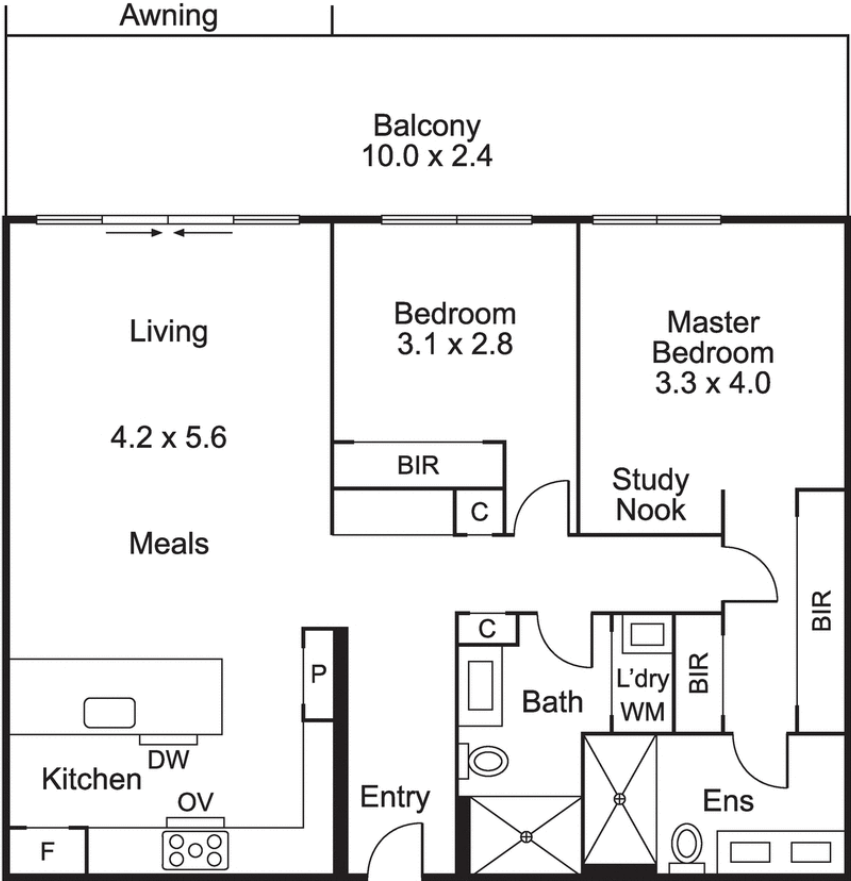
- \* Handy study nook

- \* Large concealed laundry with a trough

- \* Full-width 23sqm (approx.) undercover terrace with mains electricity, water and potential for a sizeable garden

- \* Welcoming hallway and foyer entry
- \* Side-by-side basement parking for 2 cars
- \* Substantial storage solutions throughout plus 3 storage cages
- \* Rich oak flooring and wool carpets
- \* Ducted heating and cooling
- \* Double glazing
- \* Belgian linen curtains and concealed block-out blinds
- \* LED light fittings throughout
- \* NBN ready
- \* Video intercom entry and lift access
- \* Quality PVD hardware (matte) throughout
- \* Resort-inspired facilities
- \* Pavilion Green is designed by market-leading CBG Architects and quality-built by Camillo
- \* Stage 2 of the development will include access to John Patrick-designed gardens, business centre, dining room, Italian-designed kitchen, wine storage, cinema room, retail spaces, wellness centre, gym, and car and dog wash facilities
- \* Moments from shopping, cafes, restaurants, leading schools, transport 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.*



| Store                         | Store                         |
|-------------------------------|-------------------------------|
| Carspace<br>(Not In Position) | Carspace<br>(Not In Position) |

Storage  
Cage  
1.5 x 1.5  
(Not In Position)

