

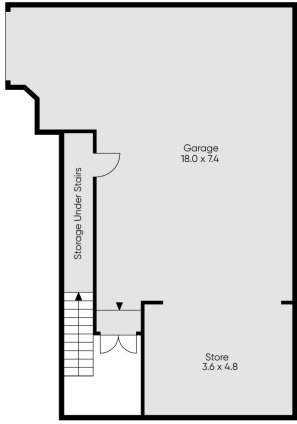
1a Beach Rd BEAUMARIS 3193

PRICE : \$2,250,000
RESERVE PRICE :
SALE DATE : 14/11/2018
METHOD : Private Sale
SETTLEMENT DATE : 20/12/2018
PROPERTY TYPE : Townhouse (Single)
MUNICIPALITY : Bayside
PARISH : Moorabbin
MAP REF : 86 F 8
CROWN ALLOTMENT
RECORDED :
BLOCK NUMBER :
LOT NUMBER : 2
PLAN NUM/REF : PS449856
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 2
ROOMS :
STOREYS :
CARPARKS : 2
FURNISHED : No
OWNER OCCUPIED : Yes
BUILD AREA :
FRONT DIMENSIONS :
SIDE DIMENSIONS :
LAND AREA : 631
YEAR BUILT :

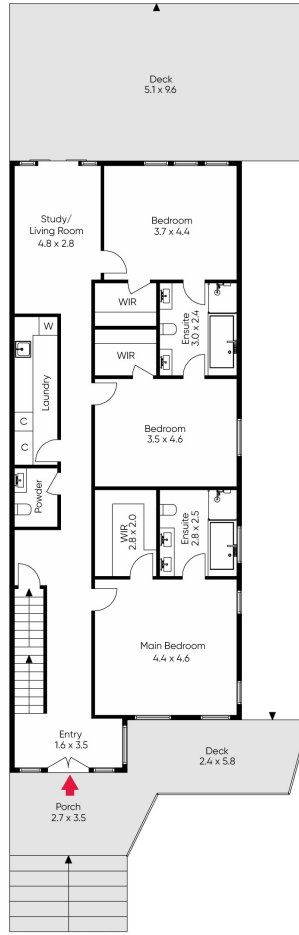
**COMMENTS :**

Spectacular beachfront residence boasting huge living zones with panoramic views across Beaumaris Bay to the Mornington Peninsula and beyond. Vast walls of glass and extra high ceilings help capture unsurpassed vistas of one of the districts premier stretches of coastline, whilst allowing privacy and intimacy in a brilliantly designed setting. Complemented by three huge bedrooms, all with ensuite bathroom access, a separate downstairs study/living room, fully fitted laundry, and generous basement storage facility, the property features dual huge upstairs living areas to the front and rear sharing access to a centrally located granite and 2pac kitchen with commercial grade stainless steel oven, double sink and quality cabinetry, and upstairs powder room. Luxury features include secure basement parking for two cars, patterned timber and tile inlay to hallways, extensive built-in timber robe cabinetry, integrated heating and cooling, generous north facing rear yard with sundeck, pond and the shade of a spectacular 150 year old Banyan tree. A versatile home of wonderful proportions and a low maintenance setting, situated just a stroll to Keys Street shops, The Concourse, Ricketts Point Caf, Beaumaris Primary and the new Beaumaris Second College.

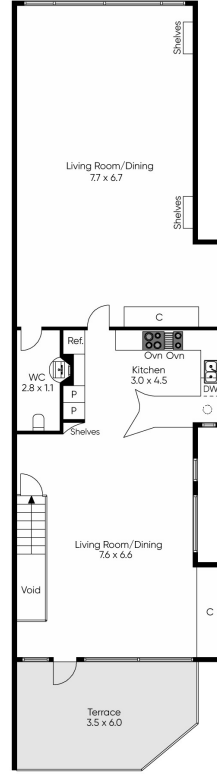




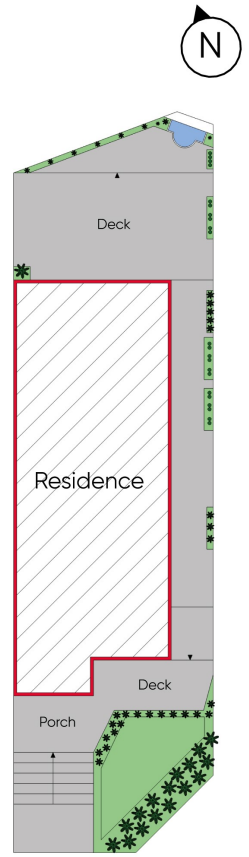
Basement



Ground Floor



First Floor



Site Plan

Produced by DIAKRIT

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

393 Beach Rd BEAUMARIS 3193

PRICE : \$2,775,000
RESERVE PRICE :
SALE DATE : 27/09/2018
METHOD : Private Sale
SETTLEMENT DATE :
PROPERTY TYPE : House
MUNICIPALITY : Bayside
PARISH :
MAP REF : 86 B 7
CROWN ALLOTMENT
RECORDED :
BLOCK NUMBER :
LOT NUMBER :
PLAN NUM/REF :
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 2
ROOMS : 9
STOREYS :
CARPARKS : 3
FURNISHED : No
OWNER OCCUPIED : No
BUILD AREA :
FRONT DIMENSIONS :
SIDE DIMENSIONS :
LAND AREA : 777
YEAR BUILT :

**COMMENTS :**

Discover the hidden depths of a better-than-Beach Rd address. Fronting Haydens Rd with peace, privacy and an untouchable view across bushland to the curve of the bay, this highset three bedroom plus home-office, 2.5 bathroom home is expertly architect designed to utilise a widespread frontage and a deep-set northerly rear aspect. Oriented to afternoon sun and bay views with lounge and dining angling out to a tiered sky-garden deck, this breath-taking home maximises garden outlooks with a split-level family zone stepping from a quiet sitting-room with pool and bay views, to a window-walled family zone with a seemingly-endless green outlook. Cleverly configured with suites and kitchen areas upstairs and down, there's a bay-panorama master domain on a quiet split-level, a high-end Neff appliance main kitchen on high and a bonus kitchenette at garden-level. Appointed to an elite standard with stone benchtops and terrazzo bathroom detail, plush carpets, the home is fully-alarmed and Hydronically heated with additional ducted heating and cooling, a vacuum system, and great storage including a mud-room, laundry/utility room and extensive robes. Set in lovingly landscaped grounds, the property has a fully-tiled, solar-heated pool, an auto-clean pool in a sunny sea-breeze position and three-car auto-garaging over two separate garages. Best of all, it has this easy-access low-traffic Beach Rd-Beaumaris College Zone address - ...





393 Beach Road, Beaumaris

Prepared for D&C Floor Plans

This floor plan is for illustrative purposes only and does not constitute an offer. Floor plans are subject to survey and field measurements.

116 Beach Rd PARKDALE 3195

PRICE : \$2,250,000
RESERVE PRICE :
SALE DATE : 11/08/2018
METHOD : Auction Sale
SETTLEMENT DATE :
PROPERTY TYPE : Land (Res)
MUNICIPALITY : Kingston
PARISH :
MAP REF : 87 B 9
CROWN ALLOTMENT
RECORDED :
BLOCK NUMBER :
LOT NUMBER :
PLAN NUM/REF :
WALLS :
ROOF :
BEDROOMS :
BATHROOMS :
ROOMS :
STOREYS :
CARPARKS : 0
FURNISHED : No
OWNER OCCUPIED : No
BUILD AREA :
FRONT DIMENSIONS :
SIDE DIMENSIONS :
LAND AREA : 603
YEAR BUILT :

**COMMENTS :**

Commanding Parkdales most exclusive setting with stunning views across Port Phillip Bay, this blue ribbon positioned 603sqm(approx.) waterfront land holding offers peerless surroundings and approved plans and permits for two state-of-the-art residences. With ever-changing water views, stunning sunsets and an iconic beachfront setting opposite a pathway down to the white sandy shores of Parkdale beach, the privilege and prestige of this land holding is brought to life in the available plans by HX Design. Working with the sculptural forms of the surrounding natural environment, every element of the design and interiors is considered, luxurious and complementary to the waterfront setting to create a living environment akin to a six-star boutique hotel. Townhouse 1 offers 345 square metres of internal living space plus a 47sqm roof top garden; while townhouse 2 offers 372 square metres of internal living space and a whopping 54 sqm roof top garden. The buildings curvaceous forms take inspiration from the coastline while creating unique internal floorplans. Each four bedroom, three bathroom multi-level residence is linked via an internal lift with expansive rooftop terraces to take in the panoramic bay scenes, balconies, basement double garages and multiple living areas. Finishes are amongst the finest in the world to create a sophisticated and refined living environment with the internal spaces such as the living areas ...



154 Beach Rd PARKDALE 3195

PRICE : \$2,950,000
RESERVE PRICE :
SALE DATE : 29/07/2018
METHOD : Sold After Auction
SETTLEMENT DATE : 29/01/2019
PROPERTY TYPE : House
MUNICIPALITY : Kingston
PARISH : Mordialloc
MAP REF : 87 C 11
CROWN ALLOTMENT
RECORDED :
BLOCK NUMBER :
LOT NUMBER : 1
PLAN NUM/REF : TP430743
WALLS :
ROOF :
BEDROOMS : 5
BATHROOMS : 3
ROOMS :
STOREYS :
CARPARKS : 4
FURNISHED : No
OWNER OCCUPIED : Yes
BUILD AREA :
FRONT DIMENSIONS :
SIDE DIMENSIONS :
LAND AREA :
YEAR BUILT :

**COMMENTS :**

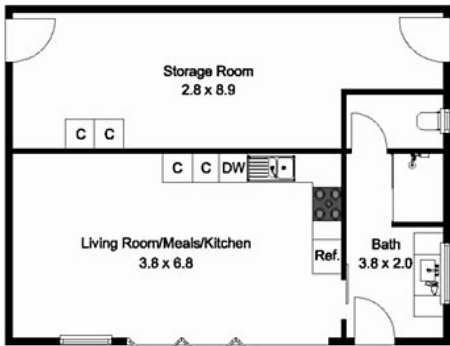
More than just expansive family living, more than just an excellent beachfront lifestyle, this is an exceptional approx. 8854sqft/822sqm beachfront estate with exciting hidden depths. Reaching 220m deep into sun-bathed northerly lawned gardens, this family estate encompasses a bay-panorama five bedroom and study, 2.5 bathroom home, an entertainer's pavilion (or self-contained accommodation) beside a glass-fenced solar-heated pool and four-car auto-garaging beyond a semi-circle drive. Wonderfully accommodating with a garden-access master-suite (with double ensuite and dual separate "his and hers" walk-in-robos) and a multi-purpose study (currently fitted as salon), the home offers endless entertaining with a fully-wired theatre area plus two vast first-floor living zones with breathtaking bay-views - front to rear. But the amazing entertaining doesn't end there, with a glass-edged balcony catching panoramic views from Arthurs Seat to Beaumaris Bay and an awning-enclosed alfresco area (with gas-fire, BBQ kitchen and garden staircase), this outstanding property adds new depths to entertaining with a full kitchen (with 900mm range and dishwasher), a third bathroom and large workshop-storage for the poolside pavilion! Appointed to an elite standard with a main Miele kitchen with butler's pantry and fully-tiled bathrooms, the home is luxe-detailed with Caesarstone benchtops (waterfall-edge for the kitchen), ...



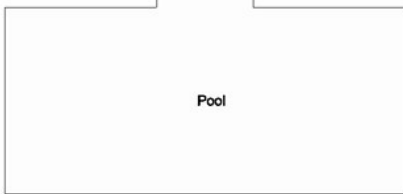




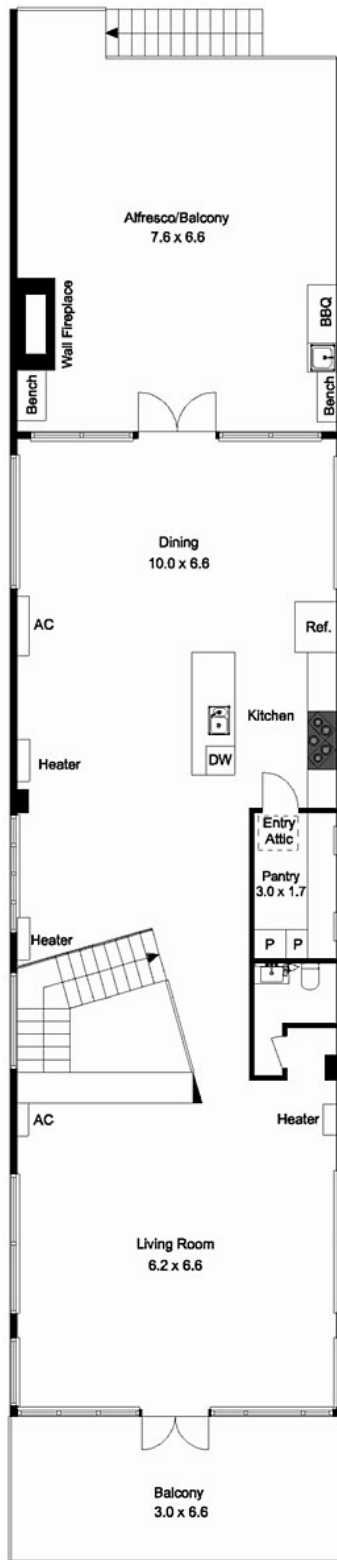
(Not In Position) Attic



Pool House



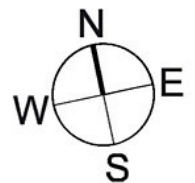
Pool



1st Floor



Ground Floor



35 Beach Rd MENTONE 3194

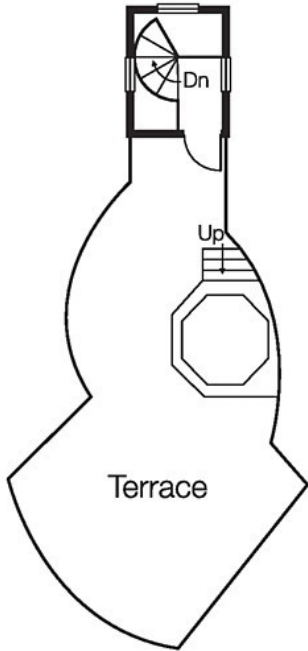
PRICE : \$2,545,000
RESERVE PRICE :
SALE DATE : 24/03/2018
METHOD : Auction Sale
SETTLEMENT DATE : 22/05/2018
PROPERTY TYPE : House (Res)
MUNICIPALITY : Kingston
PARISH : Moorabbin
MAP REF : 86 H 7
CROWN ALLOTMENT
RECORDED :
BLOCK NUMBER :
LOT NUMBER : 1
PLAN NUM/REF : PS409546
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 2
ROOMS :
STOREYS :
CARPARKS : 4
FURNISHED : No
OWNER OCCUPIED : No
BUILD AREA :
FRONT DIMENSIONS :
SIDE DIMENSIONS :
LAND AREA :
YEAR BUILT :

**COMMENTS :**

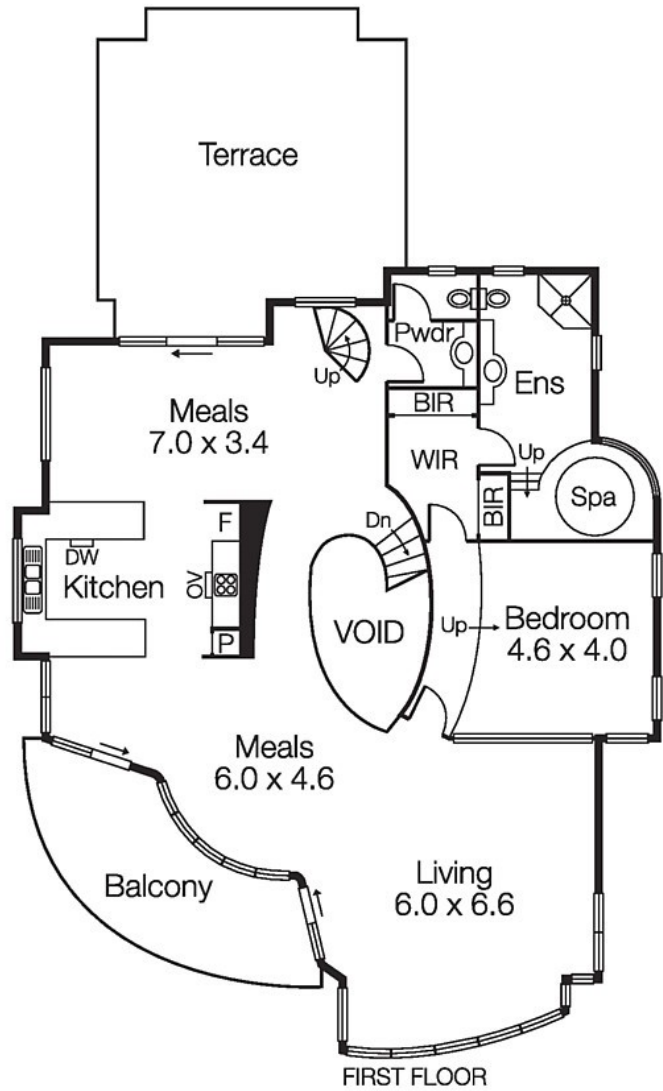
This is the absolute highpoint of beachfront living. Dramatically corner-sited on the sweep of Beach Rd's highest point, this landmark home is the pinnacle of beachfront design - with three levels of panoramic bay views, due north rear sun and gardens front and rear. This spectacular three bedroom (possible 4th), 2.5 bathroom floorplan also offers absolute adaptability - with space to convert its four car garage to 3-car and a large garden-access fourth bedroom. Built on the grandest scale with a circular central stair and curvaceous glass-walls maximising breath-taking views, the home steps up to capture a panoramic perspective of the bay (taking in wide stretches of sand, the rise of Oliver's Hill to the Mornington Peninsula, and the whole bay horizon), before soaring to a 360 rooftop outlook that includes the red cliffs of Table Rock Point to the splendour of the Dandenongs. Interior spaces are equally breath-taking with vast living-dining enjoying a cool southern outlook, a tiled family area opening north to an immense first-floor terrace and glass-walled 5 Star master-suites upstairs and down. Appointed to the highest standard with ducted heating and air-conditioning, an alarm system, acoustic and climate-controlling glazing, the home has convenient side-access to the garage and established gardens - including a sun-catching north-facing rear. With a granite and Bosch appliance kitchen between the living ...



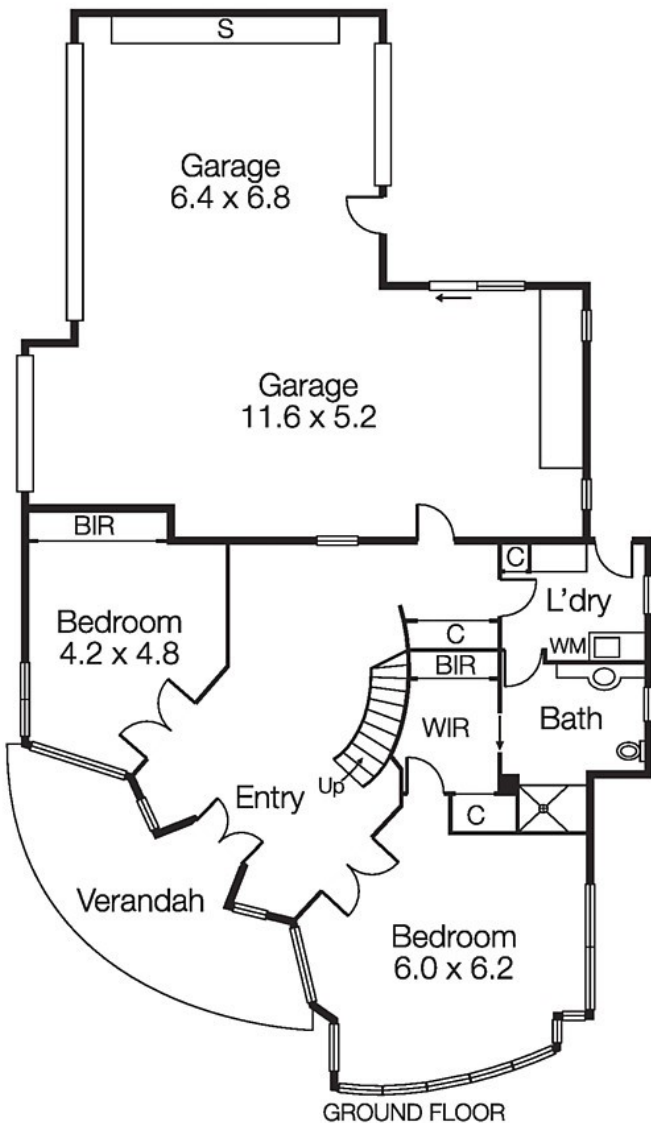




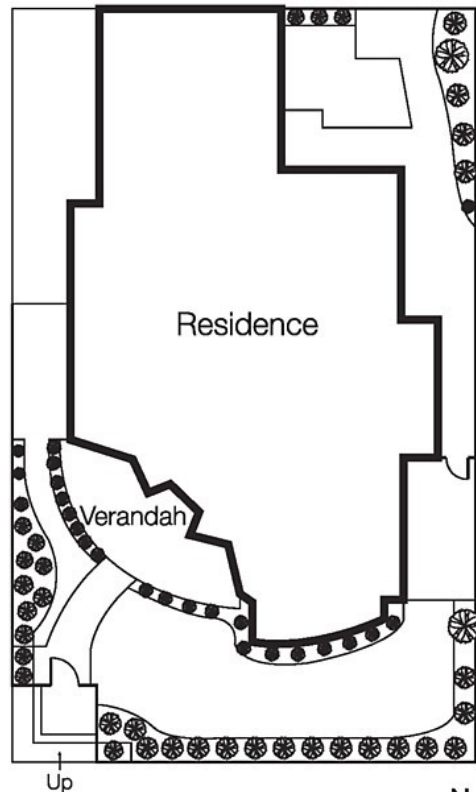
ROOF TERRACE



FIRST FLOOR



GROUND FLOOR



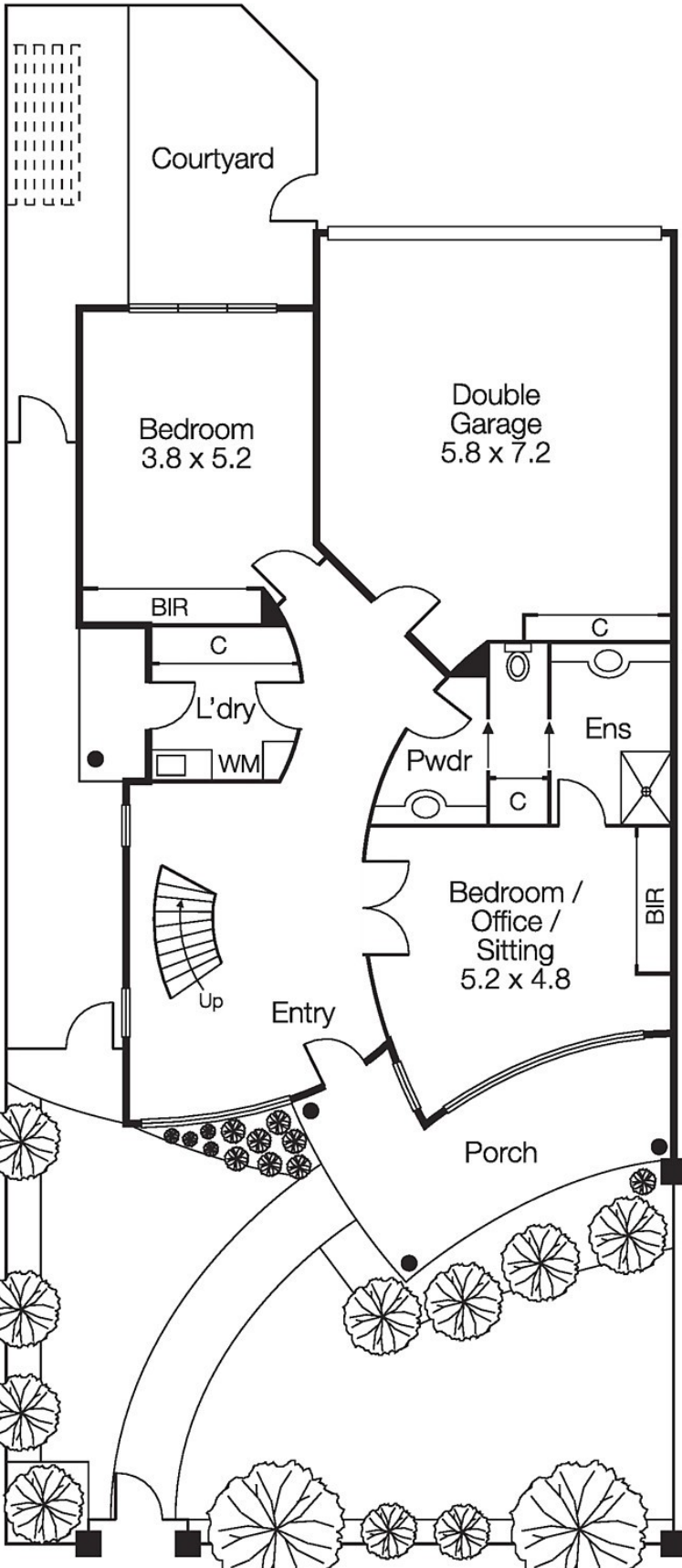
36 Beach Rd MENTONE 3194

PRICE : \$2,006,000
RESERVE PRICE :
SALE DATE : 24/02/2018
METHOD : Auction Sale
SETTLEMENT DATE : 27/04/2018
PROPERTY TYPE : Townhouse (Res)
MUNICIPALITY : Kingston
PARISH : Moorabbin
MAP REF :
CROWN ALLOTMENT
RECORDED :
BLOCK NUMBER :
LOT NUMBER : 2
PLAN NUM/REF : PS409546
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 2
ROOMS :
STOREYS :
CARPARKS : 2
FURNISHED : No
OWNER OCCUPIED : No
BUILD AREA :
FRONT DIMENSIONS :
SIDE DIMENSIONS :
LAND AREA :
YEAR BUILT :

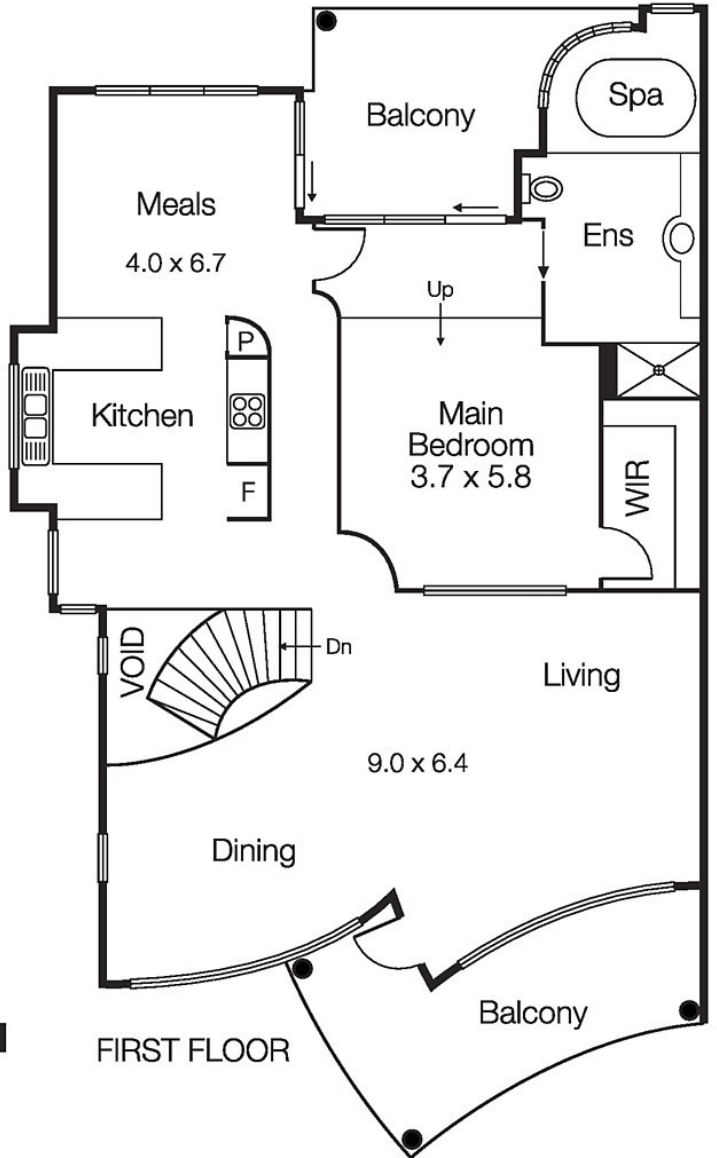
**COMMENTS :**

With curvaceous spaces and view-focused graces, this is bay-panorama living on a grand scale! Situated in a landmark highpoint position on the corner of Charman Rd, this three bedroom, two bathroom residence provides a breath-taking outlook on the bay. Designed for views across the water to Oliver's Hill and the Mornington Peninsula from balconied first-floor living and a ground-floor vista from an immense third bedroom (doubling as second living), this innovative design even offers a superb bay panorama from the glass-walled master-suite! Designed as series of rounded spaces with curved walls of glass facing the bay at every turn, the home is appointed with rare grandeur - with an elite Bosch appliance kitchen, deluxe spa-ensuite and rich finishes including granite and marble benchtops, terrazzo tiles and lush window furnishings. Featuring a sweeping staircase and overlooking beachside gardens, it is graced with a bonus balcony catching north sun at the rear; ducted heating and air-conditioning plus convenient rear-access to a double auto-garage complete the picture of total luxury. With the path to the bay's most swimmable beach at the door and shopping, stations and schools all within reach, this exceptional residence offers grand and gracious living! For more information about this breath-taking bay panorama residence contact Romana Altman or Rebecca Beacall.

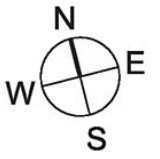




GROUND FLOOR



FIRST FLOOR



140 Beach Rd PARKDALE 3195

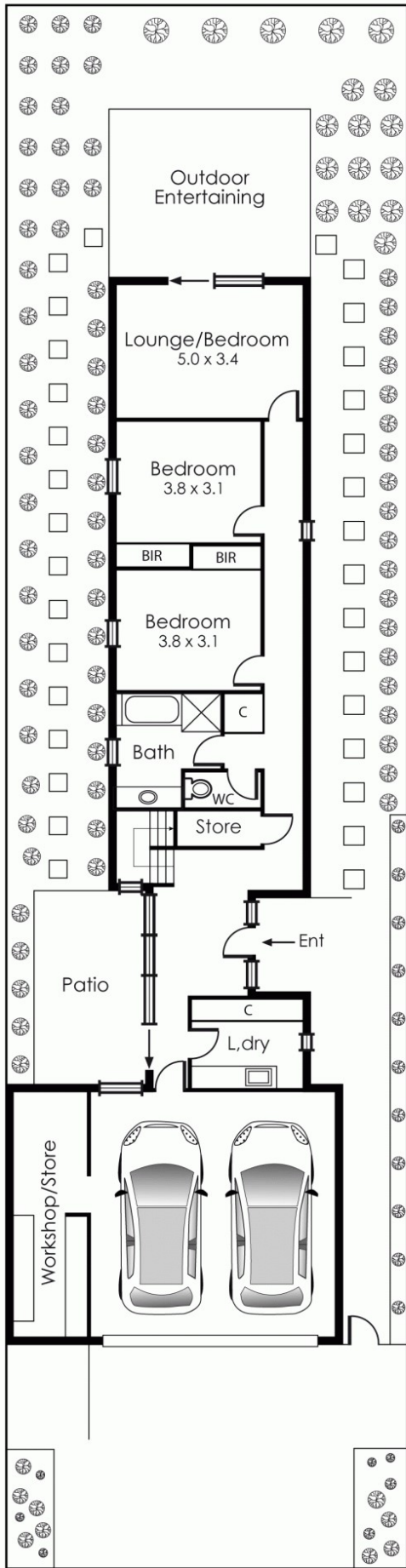
PRICE : \$2,250,000
RESERVE PRICE :
SALE DATE : 17/02/2018
METHOD : Auction Sale
SETTLEMENT DATE : 16/07/2018
PROPERTY TYPE : House (Res)
MUNICIPALITY : Kingston
PARISH : Mordialloc
MAP REF : 87 C 10
CROWN ALLOTMENT
RECORDED :
BLOCK NUMBER :
LOT NUMBER : 2
PLAN NUM/REF : LP029779
WALLS : Rendered
ROOF :
BEDROOMS : 4
BATHROOMS : 2
ROOMS : 6
STOREYS :
CARPARKS : 2
FURNISHED : No
OWNER OCCUPIED : Yes
BUILD AREA :
FRONT DIMENSIONS :
SIDE DIMENSIONS :
LAND AREA : 430
YEAR BUILT :

**COMMENTS :**

Presented like new with impeccable quality, this exceptional 3/4 bedroom 2.5 bathroom contemporary residence by building designer Nicholas Wright is ahead of its time with its architectural layout and exceptional finishes. Showcasing uninterrupted bay views stretching from Mt Martha to Table Rock Point, you can watch the ever-changing seas with its boating activities, aquatic animals and its rolling weather patterns in luxurious comfort. • Fully glazed side entrance with impressive entry foyer introducing the 3m approx. ceilings. • A split level open plan entertaining area with Corian galley style kitchen featuring Bosch appliances; plus a private downstairs lounge (potential 4th bedroom). • 3 generous bedrooms with fitted BIRs including master with additional dressing room. • Corian benchtops throughout, including in the 2 stylish bathrooms (ensuite), powder room and a fitted family size laundry. • An olive tree grove to the outdoor shower and 2 bluestone slate courtyards, plus two upstairs terraces – one overlooking the bay, and a central terrace with mains gas for BBQ and automated café awning. • Video intercom, an alarm, abundant storage and a variety of climate control including ducted heating, Daikin R/C air conditioning and a Jetmaster gas log fire. • Double auto garage with store room, workshop and internal access, plus 2 further car spaces on the driveway. An amazing location opposite a sensational beach, a heartbeat ...

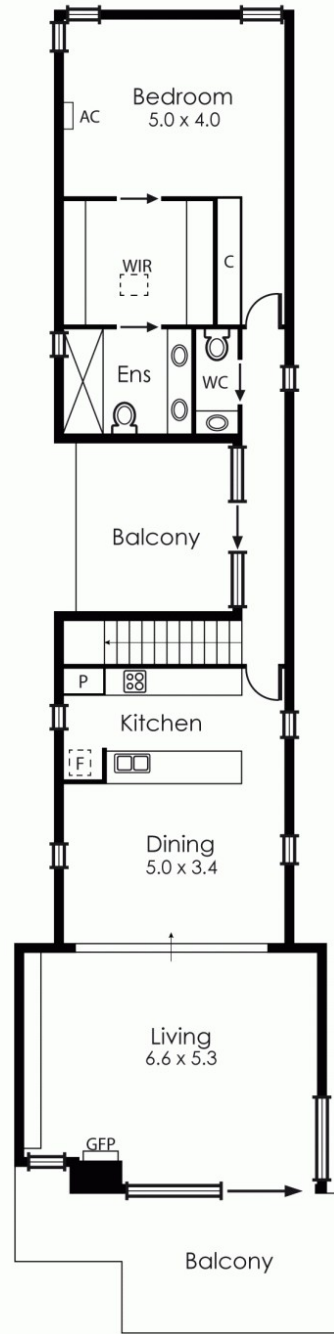






Ground Floor

This floorplan is a guide only and no warranty is given to its accuracy in dimensions. Purchasers are advised to carry out their own investigations.



Top Floor

