

**2 Grenville St, Hampton, VIC 3188**

**\$2,450,000**

Townhouse   



## Bespoke Sensation. Seconds to Beach. Flexible Floorplan.

Inspection By Private Appointment

**Open for Inspection**

By Appointment.

Beachside of Hampton Street, seconds to the sand and equally convenient to Hampton Village and train station, this bespoke sensation is an impressive statement blending quality and scale with versatile living arrangements.

Welcomed by established landscaped gardens delivering complete privacy and a verdant oasis to entertain and relax in, the entry level of the home enhanced by a north-west orientation and light timber floors under soaring ceilings, comprises an extensive sun-lit open plan living and dining domain with gas log fire and air-conditioning partnered with a Miele equipped kitchen with walk in pantry. Glass doors open to allow the seamless transition to the decked and paved alfresco spaces.

Providing flexibility for growing families or intergenerational living, cleverly zoned accommodation options include a downstairs king bedroom with built in robes accompanied by an oversized family bathroom with shower and separate spa bath.

Upstairs, a sprawling rumpus room with kitchenette effortlessly flows via sets of glass doors to a wrap-around terrace balcony with bay glimpses and a gorgeous garden vista, the king-sized main bedroom with extensive built-in robes enjoys direct balcony access and the third bedroom is fitted with built in robes, all served by a dual-access bathroom with twin basins. Integrated into the entry level is a large fully fitted laundry and a remote double garage with rear lane access, EV charger and secure internal access.

Adding to the immense appeal, the home is tailored with split system heating/aircon, ceiling fans, under-stair storage, rainwater bladder, solar panels, double glazing, automated outdoor awning and has been built with mobility access front of mind.

Just a few minutes from the beach, cafes and restaurants, shops and Hampton Primary School with proximity to Brighton and Firkbank Grammar Schools plus St Leonard's and Haileybury Colleges, it delivers premium living in a prestige pocket.

Shelter Real Estate Agents Hampton

### Listed By

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