



Breathtaking Bayside Opulence

261b Beach Road Black Rock

 4  3.5  4

Private Sale - Contact Agent

Description



Reaching the pinnacle of design and occupying some of Melbourne's most prestigious position directly opposite Half Moon Bay, this brand-new luxury residence is a vision of unwavering opulence. With every surface meticulously selected, your eyes can feast upon metres of porcelain and expanses of premium stone and marble every which way; whilst the luxury & convenience of a lift ensures exceptional ease.

Coveted by many, the privileged position delivers vast bay & coastal views from the beautiful first-floor entertaining zone (gas fireplace) -this space extends out to a BBQ terrace sheltered by a striking cantilevered roof. Inside, the luxe kitchen is most likely Bayside's finest with seemingly unending emporite cabinetry and a full suite of top-end Gaggenau appliances including three ovens ensuring the perfect kitchen experience; the exceptional butler's pantry with a second black onyx sink makes hosting effortless. Once upstairs, you never need to leave thanks to an exquisite main retreat with breathtaking ensuite, balcony and twin fitted walk-in robes, whilst a powder room, large linen cupboard and lift entry complete the level.

Providing the requisite zoned space for families, three further bedrooms are located downstairs including a full ensuited guest bedroom, the remaining rooms share yet another gorgeous bathroom. The large study is screened by a curvaceous feature wall, whilst a versatile lounge or theatre room opening to the generous landscaped garden are also offered. A marble laundry, full individual climate control, video intercom, alarm and double auto garage are among a stunning list of inclusions.

Within metres of the water's edge, moments to the village and boasting proximity to a range of elite schools, this is the lifestyle everyone craves, few achieve and rarely comes to market.

Words That Describe This Property



Location Map



Other Views



Relevant Documents

Links

[Statement of Information](#)

http://hodgeswebbooks.com.au/module_resources/pdf_module/3/8_Statementofinformation.pdf

[List of Features](#)

http://hodgeswebbooks.com.au/module_resources/pdf_module/5/12_ListofFeatures-261bBeachRoadBlackRock.pdf

[Website](#)

261bbeachroadblackrock.com

Floor Plan 1



Property Inclusions

- 3 Ovens - Gaggenau
- Hotplate - Gaggenau
- Rangehood - Gaggenau
- Dishwasher - Gaggenau
- Built-in BBQ
- Lift
- Irrigation System
- Gas Fireplace
- Security Cameras
- Alarm System
- Reverse cycle heating and air conditioning

Around The Area - Black Rock



Delivering a lifestyle that many Melburnians crave, Black Rock occupies the perfect position just a leisurely 18km down the coastline from the bustle of the CBD. Time spent on the pristine sands of Half Moon Bay, relaxing over brunch in one of the many cafes or indulging in gourmet temptations from the range of providers, will soon confirm why so many see Black Rock as the ideal place to call home.

Satisfying demand for both large family homes on generous allotments and a variety of low maintenance properties, Black Rock offers appeal to all demographics. Families will be drawn by the child-friendly streets and sense of community, whilst fine primary schools and proximity to both Beaumaris Secondary College plus Brighton and Mentone's elite private schools just add to the attraction. A vast array of leisure pursuits, including the prestige of Royal Melbourne Golf Club & Black Rock Yacht Club, plus cycling and social clubs will surely tempt those seeking a first-class bayside lifestyle.

Boasting an array of parks & playgrounds and well-serviced by bus routes, Black Rock enjoys easy access to the Sandringham train line, in addition to the wealth of amenities on offer at Southland Shopping Centre, including its new rail station.

Michael Cooney - Director



Mobile: 0418 325 052

Email: mcooney@hodges.com.au

Michael Cooney is a specialist across all sectors of the Real Estate industry with over two decades of experience, and selling over one billion dollars' worth of residential real estate. In fact, Michael has set and still holds, price records for Bayside properties. He operates his business successfully built on a foundation of trust and his love and passion for helping people achieve the best possible outcome. His approach is versatile and widespread being an expert negotiator, nurturer of talent, problem solver, mentor, achiever and visionary all stemming back to 'I loved my job from the first day and still love it as much today.' He challenges the common conception of agents with his customers consistently acclaiming his authenticity, empathetic nature and genuine care. Michael is highly invested in the local community and maintains a balanced lifestyle, keeping busy with his five children whilst actively enjoying the beauty of the bay.

Whilst commended for his hard work across the Bayside region with impressive records, countless accolades and a reputation for success, Michael remains incredibly grounded. In an everchanging industry, Michael's customer loyalty is remarkable, speaking volumes about the value he places on open communication, strong relationships and, of course, market knowledge. Dedicated, understanding and passionate, he is an absolute pleasure to deal with. So, if you're seeking an unsurpassed real estate experience, Michael's position at the forefront of Melbourne's real estate makes him the clear choice. With Michael Cooney you're in safe hands, you'll get results and you'll get more!