



Aura

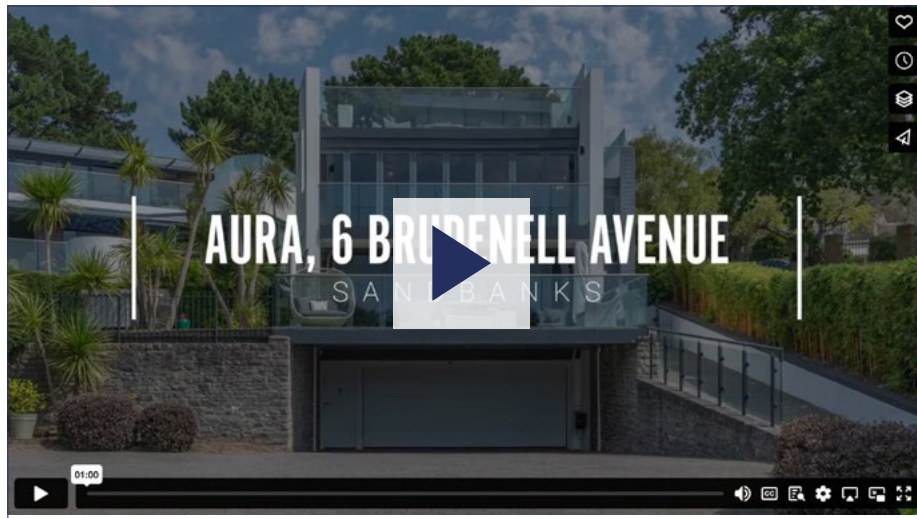
6 Brudenell Avenue, Canford Cliffs, Poole, Dorset, BH13 7NW



LUXURY &  
PRESTIGE  
Exclusive Properties

## Can't wait to view in person?

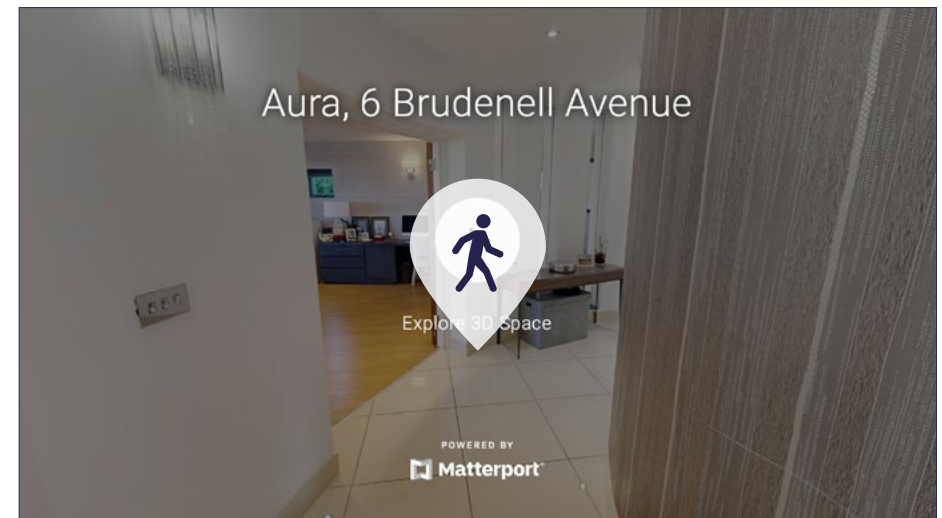
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

**vimeo**



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

**Matterport™**















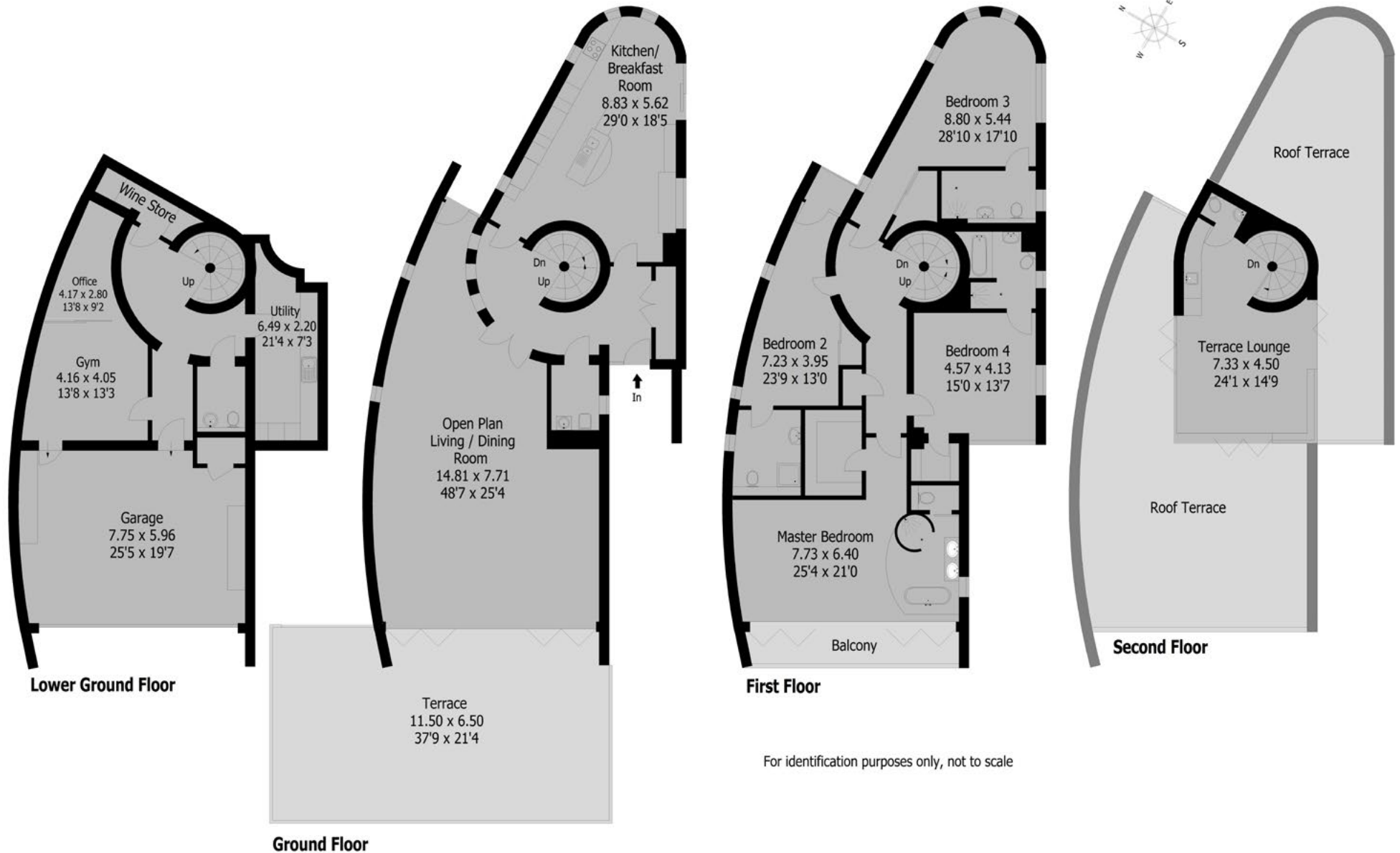








Aura, 6 Brudenell Avenue, Sandbanks, Poole, BH13 7NW



For identification purposes only, not to scale

Approximate Gross Internal Area :- 470 sq m / 5062 sq ft

## Summary

Aura is a 5,000 square feet contemporary home located in one of the most exclusive avenues on the south coast. Properties nearby have sold for upwards of £6M reflecting the close proximity to Poole Harbour, which is literally at the bottom of the road, and the short walk of little more than 0.5 miles to the beaches at Sandbanks. Despite of all this, Brudenell Avenue retains a strong residential feel with a mixture of mainly large and impressive luxury villas.

Aura was built by one of the area's most highly reputed developers and designed by a leading architect so the combination of the two has resulted in a stunning home. There is a total of four bedrooms, each with en suite facilities and the principal suite opens onto a private sun terrace with harbour views. The house was designed for entertaining so there is a huge private sun terrace connecting to the main living area - also with harbour views - but on the top floor the pièce de résistance must surely be the terrace lounge complete with its own kitchen and a spectacular dedicated roof terrace which is perfectly positioned to take advantage of the sun as well as the beautiful harbour views on offer. Other attractions include a beautiful contemporary kitchen by Siematic, a combined gymnasium / home office, wine store and a generous double garage connecting to the generous gated driveway. If you are looking to buy a beautiful home and to elevate your lifestyle at the same time then look no further.

- Circa 5,000 square feet
- Sought after location
- Beautiful harbour views
- Planning permission for a lift
- Top floor terrace lounge and roof terrace
- Huge living area with dedicated sun terrace
- Four bedrooms each with en suite facilities
- Just over 0.5 miles from the beach
- Oversize double garage
- Gymnasium / home office

## Details

**Guide Price:** £3,450,000

**Tenure:** Freehold

**Lease Length:** N/A

**Maintenance:** N/A

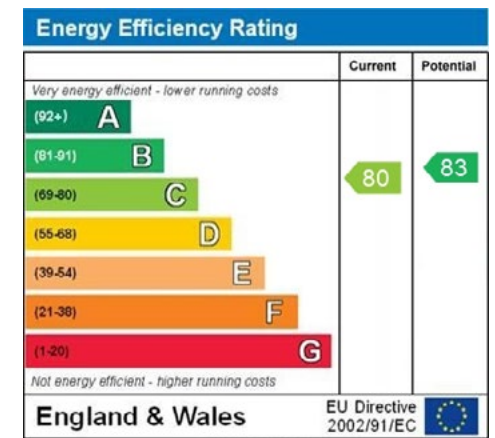
**Ground Rent:** N/A\*

\* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

**Stamp Duty:** Main Home £325,250\*\*  
Additional Home £428,750\*\*  
\*\* based on guide price

**Council Tax:** Band H  
2024/2025 £4,295.50pa

## EPC:





# LUXURY & PRESTIGE

Exclusive Properties



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**Property Ref:** 0996



### Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.