

Luxury+Prestige

AURA

6 BRUDENELL AVENUE, SANDBANKS, POOLE, BH13 7NW









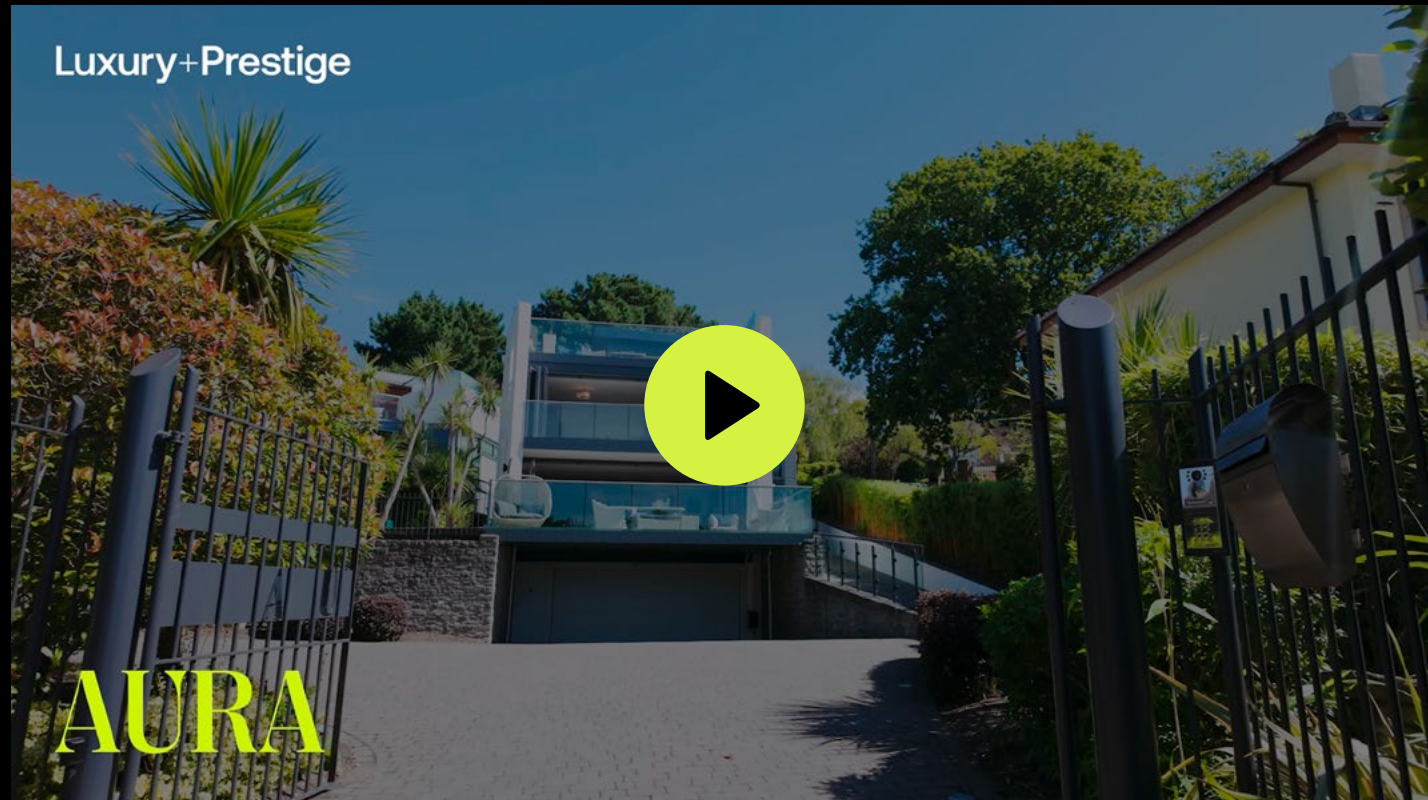








TAKE A STEP INSIDE



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

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 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™

Floorplan

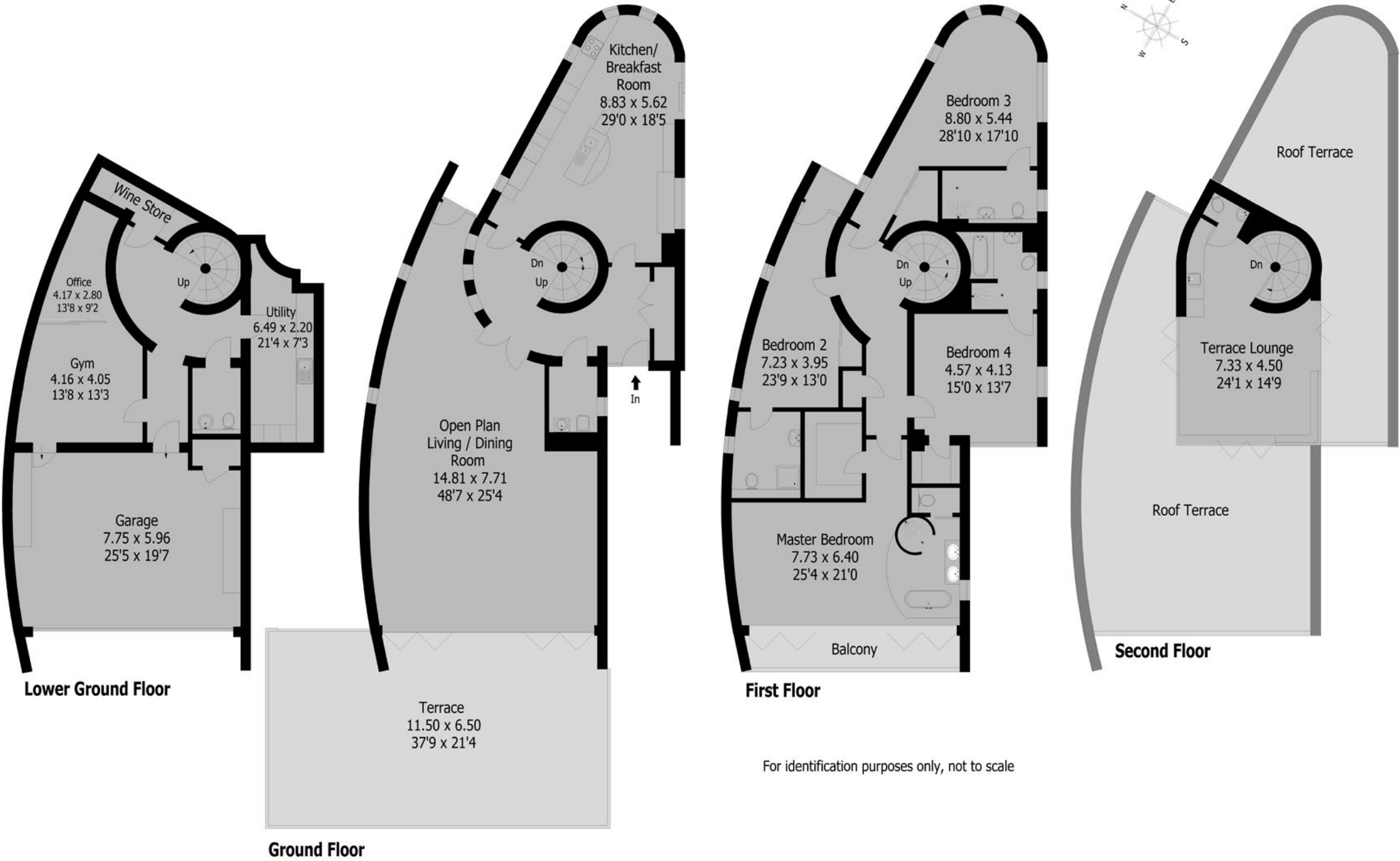
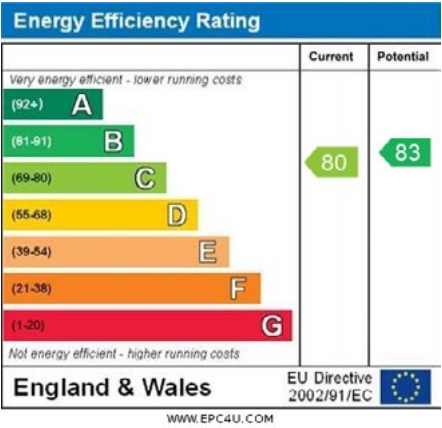
Aura, 6 Brudenell Avenue,
Sandbanks, Poole, BH13 7NW

GROSS INTERNAL AREA

House: 5,062 sq. ft / 470 m²

Overall Total: 5,062 sq. ft / 470 m²

Sizes and dimensions are approximate, actual may vary.



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 almost £7M 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 is a quiet road that 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.

Details

Guide Price:	£3,295,000		
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	£306,650**	
	Additional Home	£471,400**	
	** based on guide price, correct as at 20.1.25		
Local Authority:	BCP Council		
Council Tax:	Band H		
	2024/2025	£4,295.50pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		

Key features

- + Circa 5,000 square feet
- + Sought after location
- + Beautiful harbour views
- + 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
- + Planning permission for a lift

Our team



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