

SOLD



15 Lasswade Ct, Brighton



## Low-Maintenance Luxury Living in Peaceful Pocket

Securely set in a central yet secluded cul-de-sac metres from Brighton's sea and sand, this superior 3 bedroom home combines timeless grace with innovative use of space and storage. Take advantage of softened spaces and luxe finishes expertly designed to enhance privacy and capture natural light.

Upon grand entry, discover a number of light-filled and free-flowing living zones under towering ceilings. Enjoy instantly relaxed formal lounge and dining areas with rich hardwood floors underfoot leading through to an open-plan family area adjoining a sparkling, granite-topped kitchen featuring high-end Blanco and Siemens appliances.

Step outside to a positively private courtyard, making the most of its sunny position behind a tall fenceline. Framed by established bamboo screening, entertaining will become second nature in this special place with summer sea breezes a daily delight. Relax and take in decorative art wall features, a charming timber boardwalk and a surrounding easy-care garden.

Head upstairs via a central, light-filled staircase and discover all 3

3 2 2

Price SOLD for  
\$1,815,000  
Property Type Residential  
Property ID 888

### Agent Details

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bedrooms serviced by a luxurious bathroom. The main bedroom comes complete with substantial walk-in robes and a stunning en suite boasting a twin vanity.

A pair of large storerooms, a handy wine cellar and a remote-controlled garage for two cars are all conveniently located downstairs in the basement, directly accessed from inside the home. Additional features include powder rooms on both floors, large laundry with built-in shelving, secure intercom entry and ducted heating and cooling.

The location sells itself. Stroll to Brighton's colourful bathing boxes, Were Street's specialised shopping and cafes, and Brighton Beach Primary School and Railway Station. Built to the highest of standards, Brighton market entrants and downsizers will appreciate the value on offer. Inspect with confidence today.

\* 3 large bedrooms, 2 with BIR, main featuring WIR and sparkling en suite

\* Formal lounge and dining

\* Spacious open-plan living and dining

\* Stylish kitchen with Blanco oven, granite benchtops, ample bench and storage space

\* Luxury bathroom featuring bath and separate shower

\* Entertainers' private courtyard, perfect for entertaining

\* Plumbed-in natural gas BBQ outlet in courtyard

\* Powder rooms on ground and first floors

\* Separate laundry with built-in shelving

\* Remote-controlled basement garage for 2 cars featuring internal access

\* 2 large storerooms plus storage under stairs

\* Basement wine cellar

\* Ducted reverse-cycle heating, refrigerated cooling and ceiling fans throughout

\* Secure video entry intercom, fully alarmed, surveillance camera system

\* Ducted vacuum

\* Fully wired, integrated Bang and Olufsen sound system featuring surround-sound

\* Stylish plantation shutters throughout

\* Chic timber boards, plush carpeting, sleek tiling

\* Low-maintenance, clumping bamboo garden at front and rear

\* Moments from schools, transport, shopping, parkland, beach

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

