

SOLD



36 Grandview Rd, Brighton



Substantial Style, Substance and Contemporary Class

REVISED QUOTE - \$2,150,000 - \$2,350,000

Character-rich and significantly extended to accommodate every requirement of modern family living, this beautifully balanced 4 bedroom plus study Californian Bungalow showcases a range of sunlit and stylish shared areas. Beyond the home's traditional facade, enjoy seamless indoor/outdoor flow with a masterful sense of space, light and style.

Providing an eye-catching presence in a street celebrated for period excellence, the home welcomes guests under high ceilings with original hardwood flooring underfoot. A pair of versatile rooms branch off from a main hallway with a formal lounge featuring integrated cabinetry and an ornamental open fireplace, while a large study has the flexibility to work as a fifth bedroom or a perfectly private formal dining room.

The sprawling layout offers privacy and retreat for the whole family. A newer extension to the rear provides casual entertaining or every day relaxation showcasing light-filled living and dining spaces around a granite-topped kitchen. Two bedrooms serviced

4 2 2

Price	SOLD
Property Type	Residential
Property ID	1013

Agent Details

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by a luxe bathroom pay close attention-to-detail with massive custom-built robes boasting ample storage.

Entertaining on a grand scale will become second nature with effortless flow outdoors. A north-facing alfresco dining area is delightfully vine-draped, while a nearby, built-in BBQ is a clever inclusive touch. The outdoor showpiece is an enticing solar-heated pool surrounded by an expansive bluestone terrace. Framed by privacy hedges, enjoy a truly indulgent lifestyle of poolside entertainment.

Faithfully renovated, all of the period features on display add value including intricate timber fretwork, a wide verandah, ornate open fireplaces, exquisite leadlight windows, cornice craftsmanship, period light fittings and an alluring dormer window rising from the roof-line. Special features include a secure alarm system, heating and cooling throughout and off-street parking on a sizeable 555sqm (approx.) parcel of land.

Moments from North Brighton Station, Bay Street's boutique shopping and this city's leading schools, take advantage of the Elsternwick Primary School catchment area and easy access to Brighton and Elwood beaches in a tightly held, family-friendly neighbourhood.

- * 4 large bedrooms with substantial BIR
- * Formal lounge with built-in cabinetry and original open fireplace.
- * Large study/home office, fit for a workforce
- * Granite-topped kitchen with stainless-steel benchtops and Bosch dishwasher
- * Spacious and sun-drenched open-plan living and dining area
- * Family sized bathroom
- * Second bathroom featuring an oversized shower
- * Laundry with built-in cabinetry
- * Instantly inviting, solar-heated swimming pool
- * North-facing alfresco dining
- * Merbau deck and rear timber verandah
- * Off-street car parking
- * Central gas heating and split-system heating/cooling
- * Period features include a dormer window, ornamental fireplaces, timber fretwork, original leadlighting and glasswork, period light fittings, original hardwood flooring, soaring ceilings and cornice

work

* Holland blinds throughout

* Beautiful and private established garden with workshop/shed

* Approximately 555sqm allotment

* Moments from schools, transport, shopping, parkland,
restaurants, cafes, beach

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