

SOLD

59 Lynch Cres, Brighton



## Magnificent Modern Masterpiece in Prime Position

Defined by clean, considered architectural lines, this sunlit, spacious and simply sensational 3 bedroom home reveals a wonderfully balanced combination of living zones evenly spaced through the resplendent interior.

Timeless Mid-Century Modern design principles have provided the inspirational blueprint for this contemporary masterpiece. Securely set behind high walls, discover a welcoming sense of depth from the very first step inside as the split-level home dramatically pivots around a central light-filled atrium.

The understated simplicity is breathtaking. Entertaining spaces flow from a window-walled, lower-level lounge room to an upper-level dining area and a stone-finished kitchen with near-new Miele and Gaggenau appliances. Clever use of the deep block continues with a versatile family room offering all the space you need for a home office. A further super-sized living zone is set towards the rear of the property, working wonderfully as a rumpus room or parents' retreat.

Land size approximately 760sqm and Zoned for privacy; a rear

3 2 2

Price	SOLD
Property Type	Residential
Property ID	1048

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wing stages all the bedrooms with a palatial main boasting a mirrored dressing room and a luxe marble and stone twin ensuite with personalised make-up application area, high-end Hansgrohe tapware and Victoria and Albert basins. The family bathroom features a sumptuous standalone bath and top-of-the range twin vanity, tapware and fixtures.

The floorplan effortlessly flows outdoors from a number of areas, presenting a whole range of entertaining possibilities. Radiating a genuine feeling of warmth and inclusion, the north-facing front deck is hemmed by a Japanese-styled garden and timber-framed sauna. Entertaining will become second nature at the rear with a paved courtyard alongside a built-in BBQ.

Comprehensive features of this stunning home include remote-controlled gates servicing a stylish 2-vehicle carport, a wine cellar, secure video intercom and alarm system, a pair of powder rooms, centralised and zoned heating/cooling and substantial storage solutions.

Positioned on one of Bayside's most peaceful streets surrounded by luxury homes, take a comfortable stroll to Brighton Beach train station, Were Street Village, vibrant Church Street, Brighton Beach Primary School and Dendy Street Beach. Effortlessly alluring throughout, this masterfully designed home will entice all who take the time to inspect.

- \* 3 large bedrooms, main with mirrored dressing room and stunning marble and stone ensuite boasting dressing table and twin vanity with high-end Hansgrohe tapware and Victoria and Albert basins
- \* Superbly spacious formal lounge with imposing gas log fireplace and access to entertainers' deck
- \* Formal dining area
- \* Sleek, skylit kitchen with near-new Miele oven and dishwasher, Gaggenau cooktop, stone waterfall benchtops and timber cabinetry
- \* Versatile, large and light-filled family room/home office/study
- \* Super-sized rumpus room/parents' retreat
- \* Fully tiled and heated marble bathroom with freestanding, oval-shaped bath, twin vanity and separate shower with leading-edge fixtures and tapware
- \* Large laundry with integrated cabinetry and stone benchtop
- \* 2 marble-tiled powder rooms
- \* Integrated storage solutions throughout plus a pair of substantial

storerooms

\* Wine cellar

\* Front timber deck with Japanese garden and sauna

\* Remote-controlled, gated entry to 2-vehicle carport

\* Secure video intercom and alarm system

\* Temperature-controlled/zoned heating/cooling and split-system heating and cooling

\* Holland blinds throughout

\* Entertainers atrium and additional paved terrace running alongside the home's perimeter

\* Rear courtyard featuring built-in BBQ

\* Landscaped, low-maintenance garden with shed

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