

SOLD

10A Moule Ave, Brighton



Contemporary Class in Convenient Golden Mile Location

Elegantly set on one of Brighton's most coveted Golden Mile streets, this stylish 3 bedroom town residence singularly captures the very essence of contemporary, convenient and confident Bayside living, metres from the celebrated foreshore.

From the very first step inside, discover an impressive sense of space and depth. A wonderfully relaxed formal living room is framed by an enticing open fireplace before opening up through French doors to a supremely sunlit conservatory. This welcoming room works well for relaxed dining and entertaining, superbly spilling out onto a front courtyard. In addition, a cleverly concealed study takes care of home office duties behind sleek concertina doors.

Conceived and constructed with uncomplicated flow, enjoy a strong sense of quality, durability and warmth. Remarkably roomy open-plan living and dining is complemented by a luxe kitchen fitted with Smeg and Miele appliances, white marble benchtops and integrated storage solutions.

The indoor and outdoor spaces seamlessly combine to create a

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| Price | SOLD |
| Property Type | Residential |
| Property ID | 1074 |

Agent Details

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real sense of occasion. A delightful limestone-paved courtyard faces north, staged alongside a private plunge pool. With the glorious northern sun working its magic, there is an intrinsic Mediterranean spirit at play here with an elevated pergola principally designed for intimate gatherings.

Offering timeless detail with gently curved walls and softened spaces, the large, light-filled bedrooms showcase tranquil leafy outlooks with the main featuring comprehensive built-in robes and a decadent spa bath. A family-sized, fully tiled bathroom takes luxury to the next level with a relaxing bath and gleaming shower complete with rain shower head.

The list of special features includes a handy ground-floor powder room, large laundry, climate-controlled heating and cooling, side-by-side basement parking with internal entry, a storeroom and additional storage under stairs, and secure intercom entry.

Designed in harmony with a prestigious neighbourhood, step outside and an exciting world opens up for you. Simply stroll to the beach and the bay's foreshore fitness trail. Head to the Royal Brighton Yacht Club and the Middle Brighton Sea Baths or take advantage of Brighton's village life with Bay and Church Street cafés and boutiques all nearby. Now is the time to secure a piece of Brighton's tightly held Golden Mile!

- * 3 large bedrooms with extensive BIR, main with stunning, fully tiled ensuite featuring twin vanity and sumptuous spa bath

- * Formal lounge boasting stylish open fireplace, access to rear courtyard, and integrated shelving and cabinetry

- * Spacious open-plan living and dining

- * High-end kitchen with Smeg oven/cooktop, integrated Miele dishwasher and marble benchtops

- * Sun-filled conservatory/dining room with electric ceiling windows and French-door access to front courtyard

- * Cleverly concealed study behind concertina doors

- * Luxurious, fully tiled bathroom featuring bath and separate shower

- * Large laundry with ample bench and storage space

- * Luxe ground-floor powder room

- * Limestone-paved courtyard with elevated pergola

- * Chic and sleek plunge pool/spa

- * Secure, remote-controlled, side-by-side basement parking

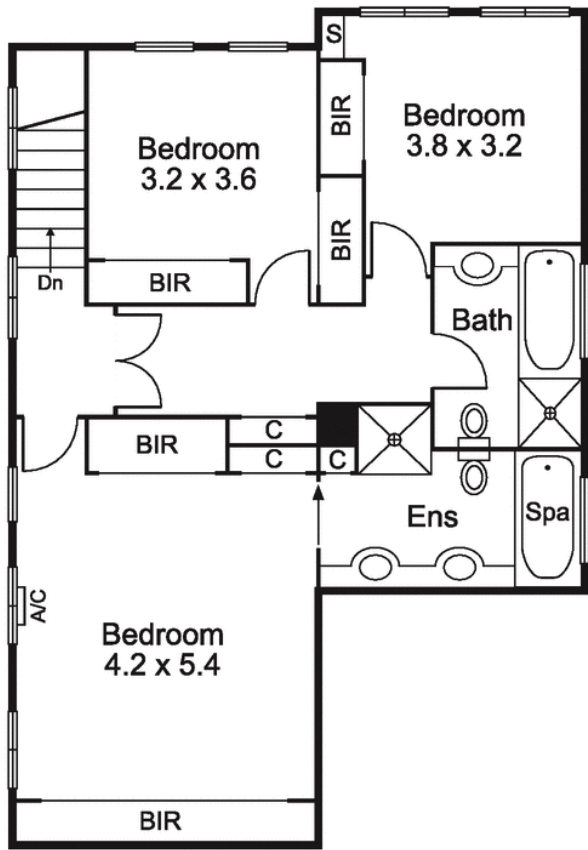
- * Basement storeroom and additional storage under stairs
- * Ducted heating and cooling and split-system heating and cooling
- * Walnut-stained, blackbutt parquetry flooring
- * Roman blinds and plantation shutters throughout
- * Intercom entry
- * Convenient direct street access in a boutique block of four
- * Moments from the foreshore, restaurants, schools, parkland, shopping, transport, fitness tracks

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.

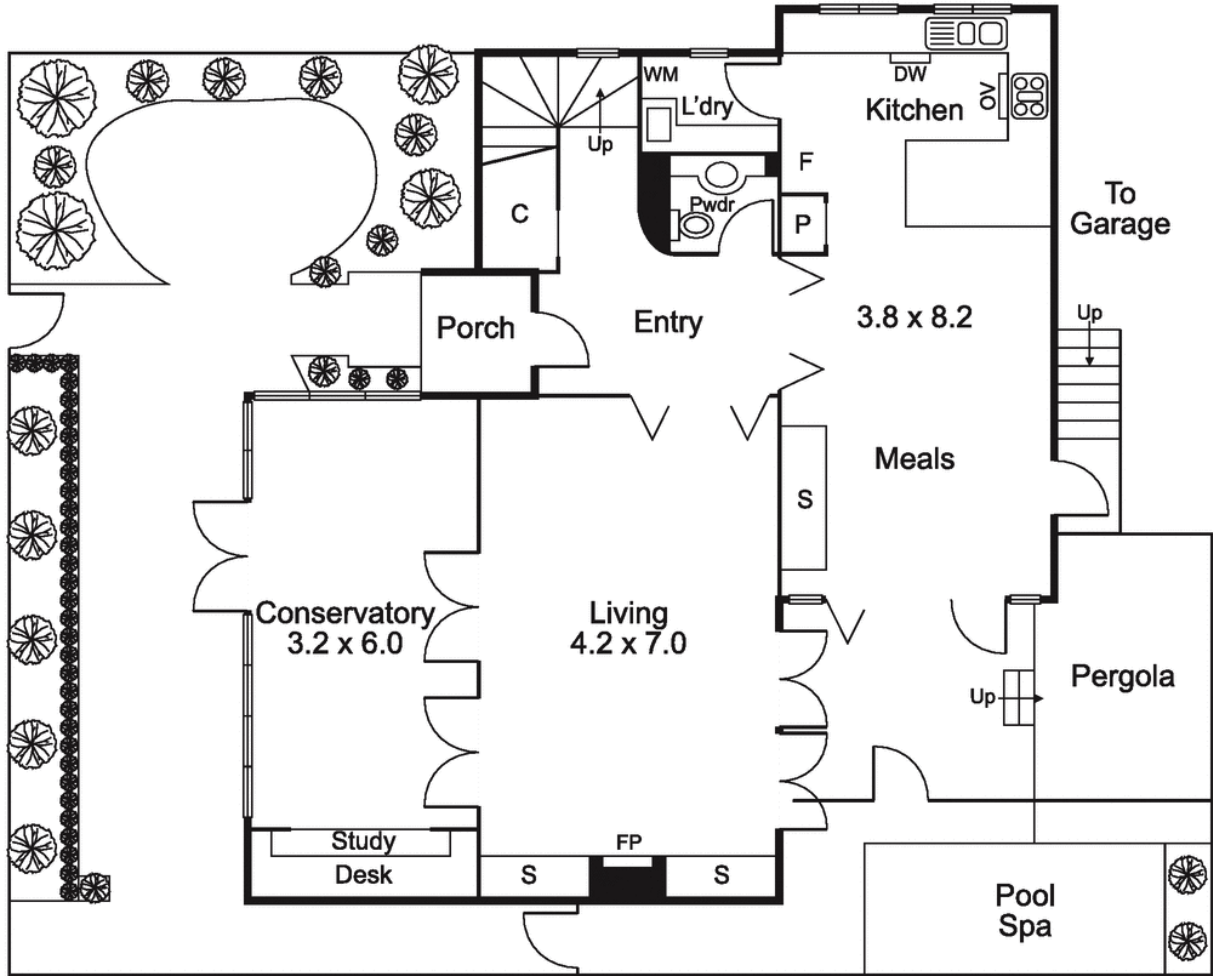
Store
1.8 x 1.6

Carspace
(Not In Position)

Carspace
(Not In Position)



FIRST FLOOR



GROUND FLOOR

