

SOLD



34 Marriage Rd, Brighton East



## Stylish Entertainer Offers Sensational Family Living

Cleverly combining divine Deco detail, a premium address, and a designer extension to fulfil every element of modern family living, this elegantly transformed 4 bedroom entertainer captivates with contemporary flow and flawless finishes throughout.

Beyond a towering brick fence under soaring ceilings, discover a broad entrance way with Tasmanian oak underfoot, leading to a welcoming formal lounge room with grand open fireplace. A sunlit dining room makes excellent use of a picture window, overlooking a handsome row of ornamental pear trees offering perimeter privacy and shade.

Perfect for entertaining on any level, the property impressively opens up to reveal the light and airy joys of open-plan living and dining. Take full advantage of a granite-topped Smeg and Bosch kitchen boasting an inviting island bench with ample storage capabilities.

The home effortlessly flows through a set of French doors to an alfresco dining and lounge area, serenely set on a paved patio. Presenting a whole range of possibilities, take the opportunity to

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Price	SOLD
Property Type	Residential
Property ID	1111

### Agent Details

Nick Johnstone - 0414 276 871

### Office Details

Nick Johnstone Pty Ltd  
248 Esplanade Brighton VIC  
3186 Australia  
9553 8300



entertain family and friends, privately bordered by manicured hedges and a lush yard.

The quartet of bedrooms are all generously sized, serviced by a pair of luxe bathrooms with the palatial main bedroom offering roomy walk-in robes. One of the bedrooms provides an enticing option as a home office with the added attraction of a built-in desk and shelving.

An irresistible example of free-flowing contemporary living, comprehensive features include a laundry with ample cupboard and bench space, double carport plus additional driveway parking, extensive heating and cooling, a handy powder room, and a host of integrated storage solutions. Set on a workable 729m<sup>2</sup> (approx.) block, the property also represents a rare opportunity to build tall in order to maximise views (STCA), if you so desire.

The exclusive address speaks for itself! Perfectly positioned in the Brighton Primary School catchment area, take the opportunity to walk to Brighton's best schools, Dendy Park, Dendy Village shopping, Church Street's lively cafes and Middle Brighton railway station. Make your move into a tightly held, family-friendly neighbourhood today!

- \* 4 large bedrooms, 3 with BIR, main bedroom with WIR and twin vanity ensuite

- \* 4th bedroom works as a study with integrated desk and shelving

- \* Spacious open-plan living and dining

- \* Formal lounge room with open fireplace

- \* Relaxed and radiant dining room with picture window

- \* Deluxe kitchen with granite benchtops, island bench, high-end Smeg oven/cooktop and Bosch dishwasher

- \* Luxurious bathroom with sumptuous bath and separate walk-in shower

- \* Large laundry with ample cupboard and bench space

- \* Powder room

- \* Alfresco entertaining on paved patio

- \* Plenty of dedicated and built-in storage

- \* Ducted gas heating and split-system heating and cooling

- \* Hardwood Tasmanian oak boards and plush carpet

- \* Double carport plus additional driveway parking

- \* Established garden with yard, privacy hedges, shed and

automated watering system

\* Period features include high ceilings, open fireplace and decorative cornice work

\* Moments from schools, transport, shopping, restaurants, 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.*

