

SOLD

Unit 4, 25 Grosvenor St, Brighton



Northern Exposure Between Church Street and the Beach!

Moments from the sand and sea of Brighton Beach, this newly refreshed and architect-designed 2 bedroom, 2.5 bathroom townhouse shimmers and shines through an enticing range of delightfully open, north-facing living spaces.

Serenely set at the tail-end of a boutique block of just four residences, discover the light-filled joys of a window-walled, open-plan living and dining area under sloped timber ceilings. A rejuvenated stainless-steel kitchen and informal dining area boasts reconstituted stone benchtops, a handy breakfast bar, and a high-end Smeg cooktop.

Stylishly framed by white-washed walls, relaxed interiors open up alfresco-style to a large and private courtyard basking in the northern sun. Enjoy an elevated row of flowering Camelias, while a custom-made, waterproof sail provides shelter and shade when required.

Both bedrooms are privately staged upstairs, serviced by a pair of luxe bathrooms, and separated by a brilliantly bright retreat with sweeping treetop views. Set underneath cathedral ceilings in air-

2 2 2

Price	SOLD
Property Type	Residential
Property ID	1123

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conditioned comfort, this spacious and secluded area lights up with the warmth of morning sun and the addition of a good book.

Special features include ducted heating, split-system air conditioning throughout, a large laundry with cabinetry, a double remote-controlled garage with workshop, and a whole host of storage solutions. Showcasing irresistible lifestyle appeal for downsizers, growing families and investors, take advantage of a blue-chip location, metres from Brighton Sea Baths, Brighton Yacht Club, and Church Street's boutique shopping and dining selections.

- * 2 large bedrooms with BIR/WIR, both with stylish bathrooms, one with a bath
- * Spacious open-plan living and dining
- * Stylish kitchen/meals area with high-end appliances, breakfast bar and reconstituted stone benchtops
- * Upstairs window-walled retreat
- * Fully tiled bathroom with oversized shower
- * Large laundry with built-in cabinetry
- * Skylit powder room with separate WC
- * Plush carpets and sleek slate tiling
- * Storage under stairs
- * Upstairs powder room
- * Remote-controlled double garage with ample storage and bench space
- * Ducted heating and a number of split-system heating and cooling units on both levels
- * Moments from the beach, schools, transport, shopping, parkland

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