

SOLD

70 St Andrews St, Brighton



VENDORS MOTIVATED TO SELL

INSPECTION AVAILABLE BY PRIVATE APPOINTMENT

Breathtaking in scale, style and substance, this magnificently modern 5 bedroom masterpiece flows freely over a variety of memorable indoor/outdoor living spaces. Architect-designed with precision and purpose-built for family engagement, the home cleverly balances the need for seclusion and shared space over two levels of luxury.

Opening up beyond a robust facade, the positive impact from street level is undeniable. A ground-floor guest bedroom and fully tiled ensuite comes complete with integrated cabinetry, desk and walk-in robes, while a fully wired formal living/media room with gas log fireplace is the ideal spot for a family to connect or slip away for some quiet time.

From here, the seamless blend of the internal and external creates a real sense of occasion with an opportunity to drift outside to an instantly impressive exterior capturing northern sun. Recently pieced together by the celebrated Franklin Landscape and Design, embrace a genuine feeling of warmth and inclusion beside a stone gas fireplace, built-in BBQ on natural mains gas, and a simply spectacular heated pool and adjoining terrace. This triumph of

5 3 2

Price	SOLD
Property Type	Residential
Property ID	1124

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spirited design will be enjoyed intimately or with large numbers of friends and family.

Back inside, gallery-inspired, open-concept living and dining pivots a sleek Smeg and Caesarstone kitchen. Framed by imposing walls of openable glass, this remarkably roomy space is the perfect spot to entertain or relax.

Head upstairs to the remaining 4 bedrooms, and a private retreat/study takes care of home office duties. The luxe main bedroom boasts a concealed dressing room and a tempting twin-vanity ensuite with private WC and shower, while the other trio of bedrooms all contain built-in desks, serviced by a sumptuous bathroom with floor-to-ceiling tiles, standalone bath and walk-in shower.

Comprehensive features of this stunning home include an easy-care lawn and low-maintenance garden with automated drip-watering, a remote-controlled 2-car garage featuring internal/external access, ground-floor powder room, remote-controlled external shutters on front windows, Holland blinds, ducted vacuum, and so much storage. The property is further enhanced by state-of-the-art video surveillance, security, and individual climate-control units in each room.

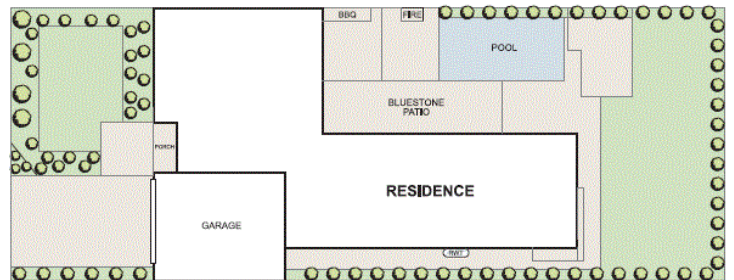
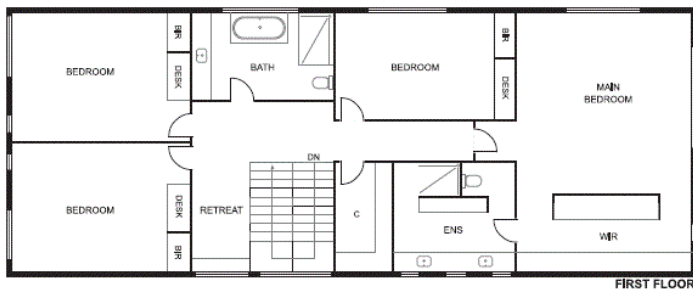
Defined by strong, sweeping lines from top to bottom, everything about this home feels right from the soaring ceilings to the ease of automation, but beyond all the grandeur, an understated simplicity and refinement demands attention. All this and the opportunity to walk to leading schools, the beach and Bay Street's shopping, trains and cinema. Inspect with the whole family!

- Palatial main bedroom with striking, twin-vanity ensuite featuring concealed shower and WC
- Luxe ground-floor bedroom with roomy walk-in robes, desk and fully tiled ensuite
- 3 further bedrooms with BIR and integrated desks
- Spacious open-plan living and dining
- Versatile formal lounge/media room
- Sparkling Caesarstone kitchen with entertainers' island bench and top-of-the-range Smeg appliances
- Fully tiled family bathroom with standalone bathtub and walk-in shower
- Large laundry and ground-floor powder room
- Alfresco dining, lounging and entertaining with gas stone open fireplace and plumbed for BBQ
- Inviting and enticing gas and solar-heated swimming pool with adjoining terrace
- Upstairs retreat/study
- Remote-controlled double garage featuring internal/external entry
- Temperature-controlled heating and cooling, gas-fuelled open

fireplaces in living areas, and individual climate-control units in each room.

- Upstairs walk-in linen/storeroom, storage under stairs and stylish integrated solutions throughout
- Easy-care lawn and low-maintenance garden with automated drip-watering from water tank
- Remote-controlled external shutters on front windows and Holland blinds throughout
- C-Bus style home automation managing CCTV surveillance and secure intercom entry
- Surround sound and communication cabling
- Ducted vacuum
- Moments from schools, transport, shopping, parkland, restaurants, cafes and the beach

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Disclaimer: These plans are intended as a guide only. All dimensions and areas are approximate only and may not accurately represent the actual dimensions and area of the dwelling or the spaces within them and are subject to change without them. Any areas are generally measured in accordance with the Property Council of Australia method of measurement, rather than usable internal space. Purchasers must rely on their own enquiries and should refer to the Contract of Sale for matters included in the purchase of the dwelling. Fittings and fixtures on these plans are for illustrative purposes only—please refer to the Contract of Sale for details of what fixtures and fittings are included.