

SOLD

12 Hammond St, Brighton



## Exceptional Indoor/Outdoor Living with Art Deco Allure

Showcasing quintessential Art Deco style and status, this fully renovated 4 bedroom, 3 bathroom (plus study) home masterfully matches distinctive period integrity with an inspired contemporary rejuvenation. Discover an enticing world of character-rich living with each and every space offering elements of surprise, engagement and intricate detail, enriched by the exquisite use of warm timbers.

Upon secure, terrazzo-tiled porch entry, a trio of bedrooms are revealed up front, the main serviced by roomy walk-in robes and a striking, twin vanity ensuite with floor-to-ceiling tiles. A skylit hallway branches off to a delightfully compact home office and a decadent, fully tiled bathroom with sumptuous, standalone bath and separate, walk-in shower.

The home spectacularly opens up to reveal the wide-reaching comforts of open-plan living and dining. Crisp white walls, heated terrazzo flooring and soaring ceilings add to the sense of occasion, with a flawlessly finished, stone-topped Smeg kitchen inspiring thoughts of entertaining. Adjacent to this area, a large versatile bedroom with fully tiled ensuite and built-in cabinetry is perfect for

4 3 2

Price	SOLD
Property Type	Residential
Property ID	1146

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overnight guests or extended family. This space would also work well as a retreat or additional lounge room.

Designed to enhance circulation between indoors and out, the effortless flow is testament to thoughtful planning. Spill outside through an open parade of stacker doors to a timber-topped terrace, framed by a sleek, solar-heated pool. This family-friendly, outdoor entertaining area is a stunning showpiece, easy to imagine relaxed dining inside, with the kids splashing away in the pool outside.

Everything about this home feels right, from the richness of the original timber used in the home office, to the gently curved rear addition and the carefully considered neutral palette.

Contemporary yet classical, comprehensive features include a large laundry, extensive heating and cooling, double-brick construction, alarm system, auto-gated entry, and off-street parking under sail-cloth. A full complement of exquisite period details include decorative glass, ornate, timber-mantled open fireplace, cornice work, Tasmanian oak hardwood flooring, and delicate timber framework.

You couldn't wish for a better address. Conveniently positioned on the edge of the Dendy Village shopping strip, walk to Church Street, Middle Brighton trains, a range of Melbourne's finest schools, the local beach and the white-picketed wonder of dog-friendly William Street Reserve. Inspect with the whole family today!

- \* 4 large bedrooms, 3 with BIR, main with WIR

- \* 3 sleek, fully tiled bathrooms

- \* Spacious open-plan living and dining

- \* Stone-topped Smeg kitchen with entertainers' island bench

- \* Study with original timber cabinetry

- \* Solar-heated swimming pool with timber terrace/deck

- \* Large laundry with plenty of storage

- \* Auto-gated entry to off-street parking under sail-cloth shelter

- \* Slab heating and ducted heating/cooling

- \* Alarm system

- \* Plantation shutters

- \* Low-maintenance, established garden

- \* Moments from schools, restaurants, transport, shopping, parkland and the beach

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