

SOLD

836 Hampton St, Brighton



Magnificent Modern Masterpiece in Prestigious Position

Unmatched luxury, distinctive design and inspired inclusions define this magnificently modern and dramatically daring 3 bedroom, 2.5 bathroom home in a superbly central Brighton location. Architect-designed and custom-built to a meticulous standard, this is peerless Bayside living, simply breathtaking in stature and scale.

The heart of the home is a sweeping, sun-swept and open living and dining area, perfect for entertaining with substance and style in the northern light. Beautifully balanced at every turn on wide European oak boards, discover a luxe, Italian-imported Snaidero kitchen, finished in marble and boasting high-end Miele appliances, soft-closing cabinetry, and a Blanco granite sink with matching tapware. The dual-sided breakfast bar is a true game-changer, creating an intimate dining space from nothing.

Framed by banks of glass and designed with indoor/outdoor entertaining in mind, the depth and symmetry of a thoughtfully considered interior seamlessly connects with the privacy of the entire block. Spill outside to a peaceful, walled courtyard and easy-care lawn and garden with composite decking, both durable and

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Price	SOLD
Property Type	Residential
Property ID	1164

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low-maintenance. Make every social event an occasion in this entertainers' sanctuary.

A versatile sitting room is the ideal spot to slip away for some quiet time with exquisite, drop-down pendant lighting adding a touch of elegance. This serene space could also work well as a home office, framed by another private courtyard. Almost demanding to be touched, the use of marble throughout is a tactile temptation, smooth as silk. A centrally set powder room is the perfect example of this premium addition, draped in Elba marble and conveniently positioned on the ground floor.

Head upstairs to all the bedrooms with the indulgent main offering an opulent dressing room and a twin-vanity ensuite showcasing a standalone bath, and a decadent, dual shower with marble mosaic tiling. The remaining pair of robed bedrooms are serviced by a family-sized bathroom with floor-to-ceiling tiles, Italian Gessi tapware and walk-in shower with niche. A study alcove or cosy retreat completes the first-floor picture in style.

Rigorously detailed and presented throughout, every flawless finish has been carefully crafted and constructed with an emphasis on luxury, integration and storage capability. The list of special features is exhaustive including a large laundry with marble benchtops and integrated cabinetry, remote-controlled double garage with internal and external access, commercial-grade, double glazing, 2,000 litre capacity water tank, an alarm system and secure intercom entry, and comprehensive ducted heating and cooling.

Nothing has been left to chance, highlighted by a turntable driveway for ease of access onto Hampton Street, and the comfort of block-out and sheer curtains, plus remote-controlled, block-out roller blinds.

Conveniently posted on a corner site within walking distance of Church and Bay Streets, take advantage of easy access to transport, Brighton Primary School, and Melbourne's leading schools. Defined by clean, contemporary lines from top to bottom, the only short-cut taken here is backstreet by foot to Church Street! Inspect with confidence.

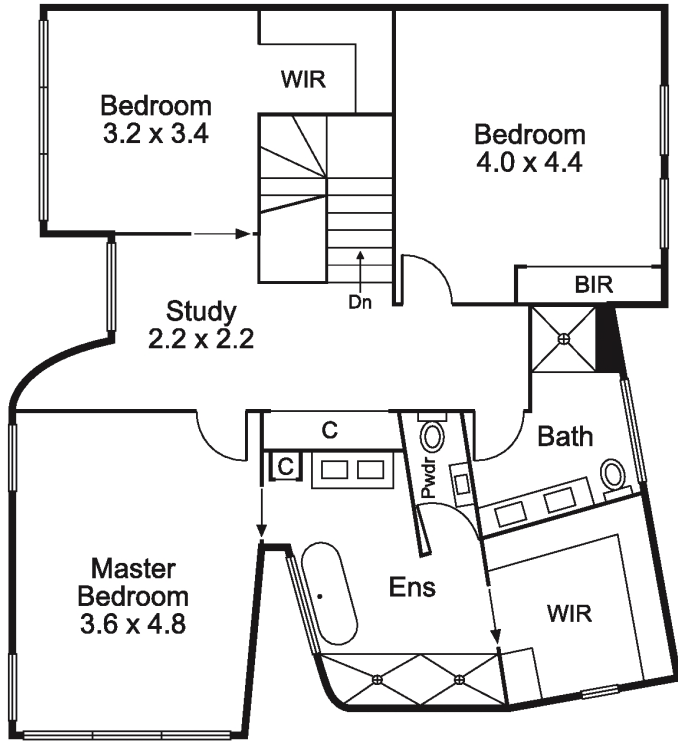
At a glance...

- * 3 large bedrooms with walk-in robes/mirrored built-in robes
- * Palatial main bedroom with dressing room and opulent ensuite with free-standing bath
- * Exquisite, marbled Snaidero kitchen with premium Miele appliances and a luxe breakfast dining bar
- * Wide-reaching, open-plan living and dining with floating marble

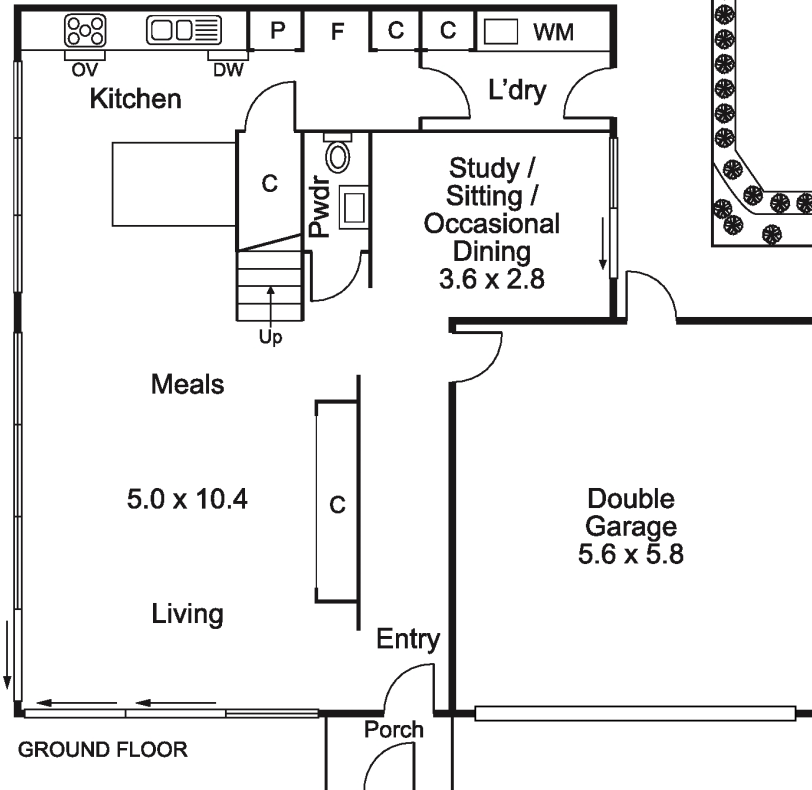
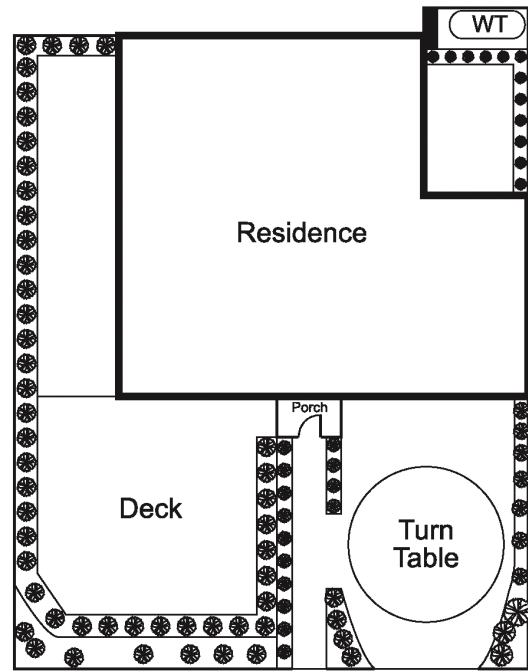
cabinetry

- * Elegant, transformational sitting room would also work well as a home office or retreat
- * Fully tiled family bathroom with Italian Gessi tapware
- * Ground-floor powder room, finished in Elba marble
- * Upstairs study alcove or cosy retreat
- * Marble-finished laundry with built-in benching and cabinetry
- * Entertainers' walled courtyard and easy-care garden with durable composite decking
- * Second private courtyard
- * Secure remote-controlled 2-car garage with internal/external access
- * Driveway turntable on exposed aggregate for ease of exit to Hampton Street
- * Commercial-grade, double glazing throughout
- * 2,000 litre capacity rainwater tank
- * Fully alarmed
- * Storage under stairs, and integrated storage solutions and built-in cabinetry throughout
- * Multimedia and HDMI cabling throughout
- * Wide-board, engineered European Oak flooring and plush carpeted bedrooms
- * Ducted heating and cooling
- * Secure video intercom entry
- * Block-out and sheer curtains plus remote-controlled, block-out blinds
- * Ducted vacuum
- * Fully wired, surround-sound system
- * Moments from Bay and Church Streets, schools, transport, parkland and beach

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