

SOLD

9 Yuille St, Brighton



Unrivalled executive home in prized position

Providing a strong, eye-catching presence from street level, this exceptional Schulberg DemKiw designed, McKimm-built family home cleverly combines the imposing elegance of French Provincial architecture with the bold lines of contemporary design. The result is one of Brighton's finest homes positioned on one of the suburb's finest streets.

Set on an impressive 1568m² (approx.) parcel of land, this 5 bedroom, 6 bathroom home is instantly inviting. It's clear from the outset that every delightful detail and lavish luxury has been thoughtfully crafted without compromise. Enter through the front door or an automatic 6-car underground garage and discover a large home office, a light and bright guest bedroom with striking ensuite and a formal lounge and dining room that impressively opens up to reveal an outdoor terrace that runs alongside the property. This refined yet relaxed entertaining area will be enjoyed all year round. The rear of the home faces north and a versatile retreat/rumpus room makes special use of this natural light with outdoor access to a pool and large courtyard. Adjacent to this private room is the heart of the home, an expansive open-plan living and dining area adjoining a high-end kitchen and butler's pantry fired by a cast-iron AGA cooker. An additional feature is a separate, chilled walk-in larder for storing fruit, vegetables and

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Price	SOLD
Property Type	Residential
Property ID	1204

Agent Details

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cheese. Designed with indoor/outdoor entertaining in mind, the depth and symmetry of the living spaces seamlessly connect with the privacy of the entire block. Take advantage of a solar-heated swimming pool by a paved courtyard with the added attraction of a built-in BBQ. A floodlit mod-grass tennis court completes the picture. Head downstairs to the lower ground floor which houses a well-appointed gym with full-length mirror covering one wall, a neatly presented wine cellar and wet bar, a movie theatre showcasing the cinematic Gold Class experience and a super-sized garage offering additional storage capabilities. All four remaining bedrooms upstairs feature roomy en suites with underfloor heating. The main bedroom comes complete with a dressing room including specialised shoe shelving and full-length mirrors. The adjoining en suite showcases an oversized shower, oval-shaped, free-standing bathtub and a separate WC. Two of the bedrooms offer a north-facing balcony with commanding neighbourhood views. The exclusive address simply speaks for itself. Positioned on one of Bayside's most exclusive streets, take a comfortable stroll to Brighton Beach train station, Were Street Village, leading schools and the local foreshore. Make plans to inspect with the whole family today!

- * 5 large bedrooms, all with stunning en suites, 4 with WIR, 3 with integrated desks
- * Home office with bespoke shelving and hand-made desk
- * Exquisite kitchen with Stone Italiana reconstituted stone benchtops and a range of premium European appliances including an AGA
- * Butler's pantry with insinkerator and cold room with separate chiller unit
- * Cinema room features Dolby surround sound and tiered seating
- * Secure remote-controlled 8-car basement garage with storeroom, pool equipment and purpose-built car wash bay
- * Handy upstairs large linen cupboard/storage room with laundry chute
- * Ground floor bathroom/powder room with external access for swimmers
- * Laundry featuring ceiling drying rack and cupboard with heater and extraction fan
- * McNamara-laid mod-grass tennis court with efficient drainage to a 14,000 litre underground tank
- * Stylish swimming pool with in-floor cleaning and fountain feature
- * Extensive solar heating
- * Built-in Weber BBQ with smoker, rotisserie and extractor fan
- * Fully zoned watering system
- * Toscano-rendered exterior
- * Hand-made internal and external wrought iron work by Bent Metal
- * Multiple keypad and key entry options
- * Fully alarmed

- * Integrated storage solutions and built-in cabinetry throughout
- * Sound-deadening wall insulation
- * French-polished and hand-stained European Oak flooring supplied and laid by Le Parqueteur
- * Updatable C-bus wiring systems throughout
- * 6 independently controllable heating and cooling zones
- * Ducted vacuum system
- * Zip-chilled, filtered water unit
- * Convenient lift service over all floors
- * Sonos music system speakers throughout
- * 4 television screens, Foxtel boxes, Apple TV units
- * Electronic blinds at rear
- * Jetmaster gas fireplace

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