

SOLD

55 Elwood St, Brighton



## Family Perfection with Superior Brighton Substance and Style

A spectacular home of distinctive beauty and period integrity, this stylish, double-brick 3-4 bedroom family home majestically shines in one of Brighton's most requested locations. So close to Bay Street shopping, public transport options, a range of leading schools and the local beach, this is privileged Bayside living without a hint of compromise.

The home immediately makes a strong impression with a welcoming, broad hallway branching out to a formal lounge featuring an ornate gas fireplace. Character-rich with the extensive use of warm Art Deco-themed timbers throughout, a versatile dining room could also be reworked as a fourth bedroom with very little effort. All bedrooms are generous in size, serviced by a luxurious bathroom with a bath, walk-in shower and separate WC.

Enjoy a genuine sense of occasion in the light-filled, shared family spaces with all rooms refined yet relaxed in nature. A sparkling, skylit kitchen has everything at your fingertips showcasing Tasmanian blackwood cabinetry, a Miele dishwasher, and a Gaggenau cooktop with integrated extractor. An adjacent open-plan living and dining area will inspire thoughts of entertaining,

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Price	SOLD
Property Type	Residential
Property ID	1238

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clearly designed to enhance circulation between indoors and out.

Step out through a set of French doors to a paved garden attracting northern light. Presenting a whole range of entertaining possibilities, this serene setting will be used on a daily basis with plenty of room for extensive lounge and dining settings. Additionally, a positively private studio space would work wonderfully well as a teenager's retreat with built-in storage capabilities.

Comprehensive features include a second bathroom/powder room with shower, large laundry with ample bench and storage space, an easy-care, established garden, Tasmanian oak flooring and plush carpets, secure alarm system, ducted heating and reverse-cycle air conditioning, compact sub-floor wine cellar, and a double carport offering easy internal access.

In a house alive with style and personality, the circa 1932 home offers soaring ceilings, decorative cornices, elaborate leadlight windows, an ornate open fireplace, intricate ceiling art and craftsmanship, and bespoke light fittings and chandeliers. Best of all, take a short walk to the lush splendour of Kamesburgh Gardens and Bay Street's rail and retail with sand and sea just two blocks away. This is truly living!

At a glance...

- \* 641sqm parcel of land with an impressive 27.5m frontage (both approx.)

- \* 3 large bedrooms, main with BIR

- \* Formal dining room with stately open fireplace or 4th bedroom option

- \* Formal lounge with exquisite gas fireplace

- \* Spacious, air-conditioned, open-plan living and dining

- \* Skylit kitchen with high-end Ilve and Bosch appliances, stone benchtops, island bench and tiled splashback

- \* Period-detailed bathroom featuring bath, walk-in shower and separate WC

- \* Deluxe bathroom/powder room with shower

- \* Large laundry with built-in shelving and benches

- \* Entertainers', north-facing courtyard and easy-care, established garden

- \* Studio/teenager's retreat with built-in cabinetry

- \* Ducted heating and reverse-cycle heating and cooling

\* Alarm system

\* Period features include intricate leadlighting, an open fireplace, rich timber detailing, decorative high ceilings and bespoke light fittings

\* Double carport with direct access to living room

\* Ample storage

\* Stylish Tasmanian oak flooring and plush carpets

\* Low-maintenance, established garden with a number of fruiting citrus trees plus

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

