

SOLD



30B Pine St, Brighton East



Instantly Inviting, Finely Finished, Perfectly Positioned

A compelling combination of light-filled luxury, detailed style and the convenience of Dendy Village footsteps away, this stunning 4 bedroom, 3.5 bathroom home is awash with premium finishes and seamless indoor/outdoor flow. Designed with precision and purpose-built for family engagement, the home masterfully balances wide-reaching living zones on both levels.

Immediately inviting from the outset with a distinctive timber-screened facade, discover a sleek Caesarstone-topped kitchen with the complete suite of high-end Bosch appliances and a fully integrated, concealed Liebherr fridge/freezer. This inviting workspace pivots a spacious open-plan living and dining area, perfect for everyday entertaining. Respecting the connection between indoors and out, floor-to-ceiling glass opens up to an alfresco timber-topped deck, positively private and instantly relaxed.

A ground-floor main bedroom offers roomy walk-in robes, and a sumptuous, twin-vanity ensuite detailed with Victoria and Albert volcanic limestone basins and porcelain tiling. The home is a testament to thoughtful planning with the remaining mirror-robed

4 3 2

Price	SOLD
Property Type	Residential
Property ID	1271

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bedrooms privately staged upstairs, serviced by a pair of luxurious bathrooms. Additionally, a north-facing retreat with integrated cabinetry and study nook overlooks the private front garden with commanding treetop views.

A triumph of scale, function and indulgence, the list of special features is extensive, including a luxe ground-floor powder room, a large laundry with stone benchtops and built-in cabinetry, a remote-controlled double garage boasting auto-gated entry and internal access, an easy-care, north-facing garden, video intercom, and a security system. Enjoy the convenience of automated block-out roller blinds, ducted vacuum, a six-star energy rating, French Oak flooring, woollen carpets, porcelain tiling, zoned heating and cooling, and so much more.

The exclusive, family-friendly address simply speaks for itself. Zoned to your choice of Brighton and Brighton Beach Primary Schools, take the opportunity to walk to Dendy Park, Dendy Village shopping, Church Street's rail and retail, and Melbourne's finest schools. From the peaceful position to the considered space for inspired family living and entertaining, everything about this home feels right. Inspect with certainty today!

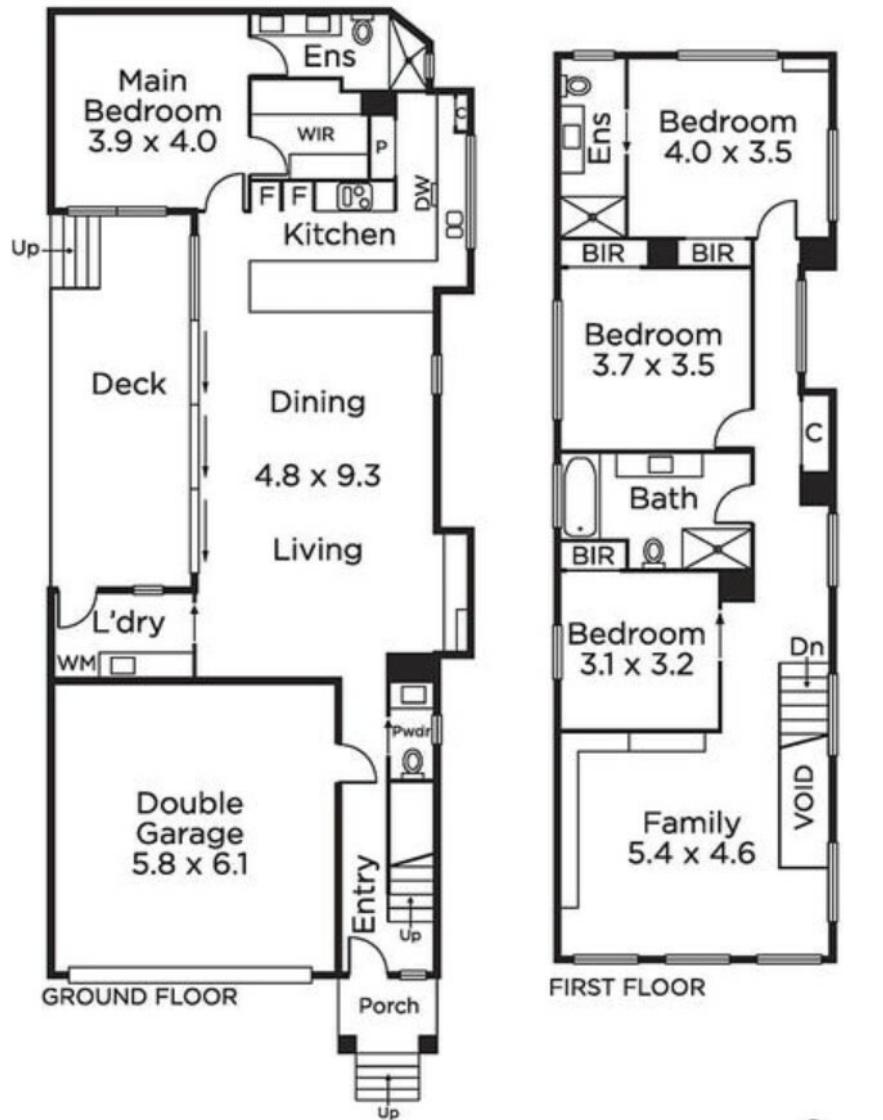
At a glance...

- * 4 large bedrooms with WIR/mirrored BIR, mains on both levels
- * Ground-floor main bedroom features a fully tiled, twin-vanity Victoria and Albert ensuite
- * Upstairs main bedroom also with fully tiled ensuite
- * Top-of-the-range kitchen with Caesarstone benchtops, Bosch appliances and a fully integrated, concealed Liebherr fridge/freezer
- * Spacious open-plan living and dining with integrated cabinetry
- * Versatile retreat/home office with study nook and extensive built-in cabinetry
- * Fully tiled, semi-ensuite bathroom with a sumptuous bath and oversized shower
- * Alfresco timber deck behind stacking, sliding, double-glazed, floor-to-ceiling glass
- * Luxe, ground-floor powder room
- * Laundry with stone bench tops and built-in, soft-closing cabinetry
- * Remote-controlled double garage featuring internal access
- * Automatic gated entry

- * Six-zone ducted heating and cooling
- * Automated Holland block-out blinds plus Roman Blinds in bedrooms
- * Low-maintenance, landscaped garden
- * Six-star energy rating with solar hot water
- * French Oak flooring, pure 50oz wool carpets and porcelain tiling
- * Solid timber staircase
- * Secure video intercom entry plus internal/external alarm system
- * Ducted vacuum
- * Moments from schools, transport, shopping, parkland, cafes and the beach

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.

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NOT TO SCALE

Every care has been taken to verify the accuracy of the details in this brochure. All measurements are approximate and prospective purchasers are requested to take such action as is necessary to satisfy themselves of any pertinent matters.