

SOLD

46a Sussex Street, Brighton



## Prestige living at the ultimate address

This is the ultimate easy-living opportunity at the ultimate beachside address. At a premier Brighton address between Church St and the Bay, this James Rigney-designed three bedroom, 2.5 bathroom single-storey home offers 28 squares of opulent living plus a stairlift-access three car basement with storeroom and racked 30 dozen cellar.

Grandly proportioned with a plantation-shuttered formal lounge featuring a full-chimney gas-fireplace, this superbly spacious design stretches back past a water-feature atrium courtyard before opening wide to a northerly-oriented casual zone. Flowing out to lush low-maintenance gardens on two sides, this sun-filled space offers space to dine in a curvaceous glass-walled bay and room to lounge in a surround-sound-wired media area and space to entertain around a granite and Emporite kitchen.

Fully-engineered and appointed to above specification standards, a marble-finished, fully-tiled dual vanity ensuite and fitted WIR for the garden-access master-bedroom and every conceivable extra including zoned ducted heating and air-conditioning, ducted vacuum, multi-point intercom, alarm and auto-watering for established landscaped gardens. Detailed to an impeccable

3 2 3

Price	SOLD
Property Type	Residential
Property ID	157

### Agent Details

Nick Johnstone - 0414 276 871

### Office Details

Nick Johnstone Pty Ltd  
248 Esplanade Brighton VIC  
3186 Australia  
9553 8300



standard, there's a mix of natural stones including Israeli limestone flooring, marble and granite benchtops, Daniel Robertson bricks and 3m ceilings rising to 3.3m at the rear.

Enjoying a privileged position amongst Brighton's finest homes, this fine residence has Church St's cafes, restaurants, cinema and transport within a walk and the bay, baths and Yacht Club all similarly close. A perfectly realised example of James Rigney's design expertise, this one sets the benchmark.

*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.*

