

SOLD

1B Edgar St, Brighton



Timeless Appeal and Rare Opportunity with Unmatched Family Potential

Offering free-standing, family-focused flair for today and endless promise for tomorrow, this elegant 3/4 bedroom, 2 bathroom Edwardian showcases exemplary indoor/outdoor flow, effortless convenience, and a north-facing rear on a corner allotment of approximately 700sqm. Explore your new neighbourhood with easy access to Brighton Primary School, your own local beach, the white-picketed wonder of William Street Reserve, and Bay Street's rail, retail and restaurants.

Beyond a private entry highlighted by an imposing row of Liquidambar trees, discover a skylit hallway branching off to reveal a flexible floorplan with far-reaching formal lounge and dining rooms. Both could work as fourth and fifth bedrooms if so desired.

Character-rich under soaring ceilings, the seamless layout offers privacy and retreat for the whole family with a newer extension to the rear providing casual entertaining and everyday relaxation. Sunlit and spacious open-plan living and dining pivots a sparkling kitchen boasting an inviting island bench plus a Miele oven and dishwasher. Always free-flowing, stylish bi-fold doors open to a north-facing, alfresco timber deck, elevated above an established,

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Price	SOLD
Property Type	Residential
Property ID	1570

Agent Details

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low-maintenance garden, anchored by the majestic beauty of two mature palm trees.

Radiating a genuine feeling of warmth, all three bedrooms attract natural light, superbly serviced by a perfect pair of deluxe bathrooms. Extensive features include a large laundry, secure alarm system, integrated storage solutions, heating and cooling, recessed down-lighting, off-street parking for two, and three garden sheds. All of the period features on display add value including bay windows, a pair of working open fireplaces, exquisite leadlighting, a picket fence, original Baltic pine floorboards, and timber panelling and detailing.

Opportunity is knocking with the unique option to update this classic at your own pace, build your dream home drenched in northern light, or prepare the land for development in a tightly held neighbourhood (STCA). The choice is ultimately yours with the move-in ready home showcasing powerful potential simply unmatched!

At a glance...

- * 3 large bedrooms with built-in robes
- * Formal lounge or fourth bedroom with open fireplace
- * Formal dining room with open fireplace and bay windows
- * Spacious open-plan living and dining
- * Sparkling kitchen with L-shaped island bench, and Miele appliances including a dishwasher
- * Central bathroom with bath and separate walk-in shower
- * Second bathroom with walk-in shower and marble-topped vanity
- * Large laundry
- * North-facing timber deck, perfect for entertaining
- * Original Baltic pine and Tasmanian oak floorboards plus a range of original period features
- * Off-street parking for 2 cars
- * Established, leafy garden with brick-paved surrounds, a compact lawn and 3 garden sheds
- * Ducted heating, gas fireplace and air conditioning unit
- * Recessed down-lighting
- * Moments from schools, transport, shopping, restaurants, cafes, parkland and the beach

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