

SOLD



14 Oak Gr, Brighton



## French-Inspired Family Entertainer as Strong as Oak!

Impeccably presented, fabulously far-reaching, and exceptionally refined with an elegant French Provincial profile, this beautifully blended 3 bedroom, 3 bathroom (plus substantial study) family home seamlessly connects additional living space with privately positioned outdoor entertaining. So close to the best of Bay Street, immerse yourself in a lifestyle of total comfort, lavish luxury and unrivalled convenience!

A towering presence from street level, securely enter through a stately pair of Georgian columns and discover a delightful formal lounge with gas log fireplace and a roomy formal dining room exuding a real sense of warmth and inclusion. Wide-reaching open-plan living and dining is crafted with effortless flow under soaring ceilings, stylishly underpinned by a Smeg-equipped kitchen with 900mm appliances and an imposing, stone-topped island bench. The welcome addition of a concealed butler's pantry will inspire the most reluctant of home entertainers.

Respecting the connection between indoors and out, an under-the-roofline, sandstone-paved alfresco creates a private sense of occasion layered in filtered northern light. Entertaining will become

4 3 2

Price	SOLD
Property Type	Residential
Property ID	1587

### Agent Details

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second nature alongside a north-facing garden and lawn serviced by a pair of large water tanks.

Everything about this home feels right from the low-maintenance simplicity of European oak parquetry to the exquisite Juliet balconies perched high over the street. Venture upstairs to enjoy all three roomy and radiant bedrooms showcasing tranquil, treetop outlooks with the main bedroom featuring comprehensive walk-in robes and a fully tiled, twin-vanity ensuite graced with a sumptuous bath. A work-ready home office offers the option to use as a fourth bedroom if so desired.

Designed and constructed with meticulous attention-to-detail, special features include a ground-floor bathroom/powder room, large laundry, a light-filled internal courtyard with water feature, study nook, surround sound audio, plantation shutters, and ducted heating and refrigerated cooling over both levels. Adding to the appeal, peace-of-mind is provided by a fully alarmed security system, intercom entry, and a remote-controlled double garage offering internal/external entry, additional storage, and workshop space.

Gracefully capturing the intrinsic charm of modern Brighton living, the peaceful, tree-lined address speaks for itself. Stroll to the vibrant village shopping of Bay and Martin Streets, public transport options, a range of leading schools including Firbank and Brighton Grammar, and your very own local beach. Take advantage of a rare opening in one of Brighton's most tightly held neighbourhoods. Inspect with certainty today!

At a glance...

- \* 3 large bedrooms, 2 with BIR and built-in desks, main with WIR, seating area, and fully tiled, twin-vanity ensuite featuring a bath and walk-in shower

- \* Formal lounge boasting stylish gas log fireplace

- \* Formal dining room

- \* Spacious open-plan living and dining with open fireplace

- \* High-end kitchen with Smeg appliances and stone benchtops

- \* Butler's pantry

- \* Home office or fourth bedroom option

- \* Luxurious, fully tiled bathroom featuring walk-in shower and stone-topped vanity

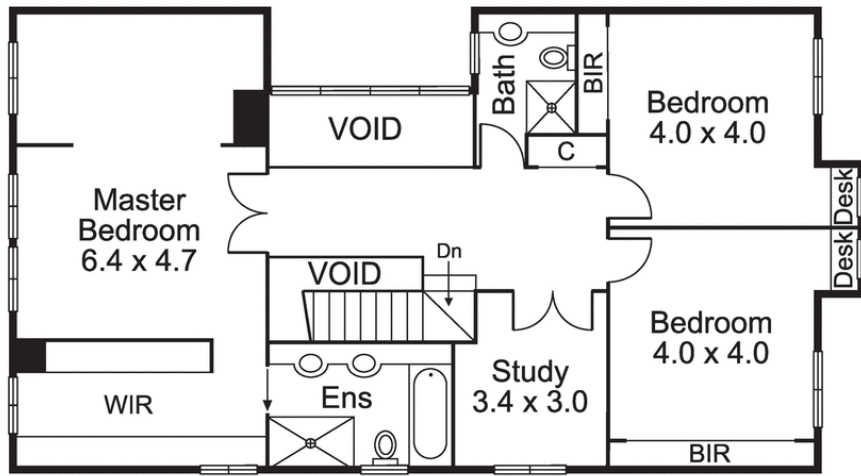
- \* Ground-floor, fully tiled bathroom/powder room with walk-in shower

- \* Large laundry with ample bench and storage space

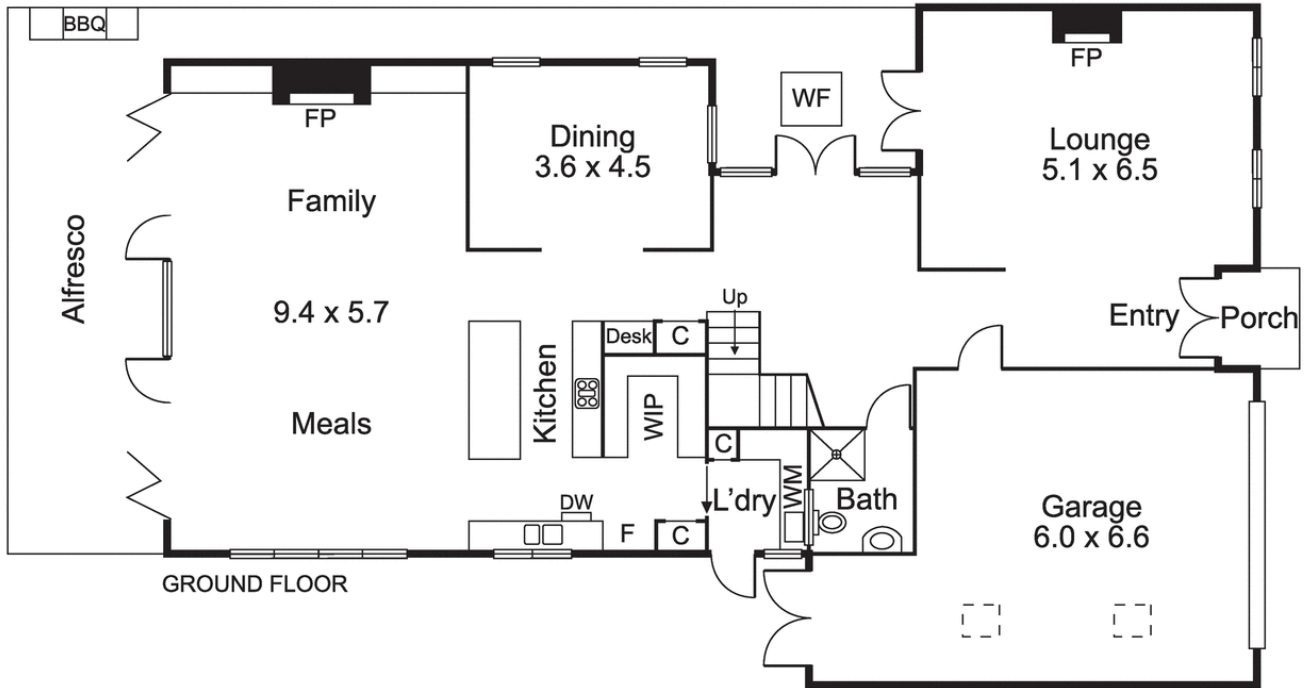
- \* Sandstone-paved alfresco with Georgian columns, ideal for entertaining in numbers
- \* North-facing, low-maintenance garden and lawn with a pair of substantial water tanks
- \* Internal courtyard with water feature
- \* Ground-floor study nook
- \* Secure, remote-controlled double garage offering internal/external entry, additional storage, and workshop space
- \* Ducted heating and refrigerated cooling
- \* Parquet flooring, sleek tiling and plush carpets
- \* Plantation shutters throughout
- \* Surround sound audio
- \* Intercom entry
- \* Sensor lighting and alarm system
- \* Moments from schools, transport, shopping, parkland, restaurants, cafes and the beach

Please ensure all email enquiries provide a phone number.

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FIRST FLOOR



GROUND FLOOR

