

SOLD

Unit 306, 26 Warleigh Gr, Brighton



## Botanical Brighton Brilliance with Sophisticated Sunlit Style

A sunlit celebration of natural northern light, dazzling designer detail and state-of-the-art luxury, this breathtaking 3 bedroom, 2 bathroom entertainer will inspire every day with an uninterrupted view of the stunning city skyline. Neatly nestled on the third floor of the tightly held Botanical Brighton complex, enjoy direct ground-floor access to the best of Bay Street and explore a feast of cafes, award-winning restaurants, Coles shopping, and Palace Cinema, all within walking distance of the beach.

Spacious open-plan living and dining pivots a top-of-the-range Miele kitchen featuring the full suite of appliances, an integrated Fisher and Paykel fridge, ample pantry space, and a stone-finished island bench with additional storage. Boasting an electric awning providing shelter and shade, enjoy a north-facing balcony, the perfect setting to count down the new year with all the excitement of fireworks shooting over city skyscrapers.

The tempting trio of light-filled bedrooms are generous in size with the master suite featuring roomy walk-through robes and a fully tiled twin-vanity ensuite. The remaining pair of robed bedrooms are serviced by a stylish bathroom with a walk-in shower, floor-to-

3 2 2

Price	SOLD
Property Type	Residential
Property ID	1671

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ceiling tiles, and mirrored cabinetry.

Further appeal is enhanced by ducted heating and cooling throughout, a concealed laundry, engineered timber flooring, recessed LED down-lighting, roller blinds, flowing curtains, video intercom entry, lift access, and secure side-by-side car parking with the addition of 2 extra-large storage cages.

Designed with purpose and precision by Bruce Henderson Architects, Botanical Brighton is a landmark building housing 62 apartments offering a lifestyle of pure privilege. A palatial ground-floor lounge and entrance foyer create an elegant introduction to the complex with high-quality landscapes pieced together by the renowned Jack Merlo. A rare offering graced with wide-ranging owner-occupier allure and exemplary lock-and-leave certainty, come home to luxury every day!

At a glance...

- \* 3 bedroom apartment with built-in or walk-through robes
- \* Master bedroom with a fully tiled twin-vanity ensuite
- \* Spacious yet intimate open-plan living and dining area
- \* Stone-topped, full-service Miele kitchen with integrated fridge and inviting island bench
- \* Fully tiled bathroom with luxurious bath and walk-in shower
- \* Concealed laundry
- \* Private north-facing balcony with a sweeping city view and an electric awning
- \* Secure side-by-side basement parking for 2 plus a pair of storage cages
- \* Roller blinds
- \* Ducted heated and refrigerated cooling throughout
- \* Timber flooring
- \* Recessed LED down-lighting
- \* Roller blinds and flowing curtains
- \* Secure video intercom entry and lift access
- \* Exclusive internal building access to Bay Street
- \* Moments from leading schools, the beach, and Bay Street shopping, cafes, cinema and trains

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