

SOLD

31B Chelsea St, Brighton



\$2,565,000

EXCELLENT RENTAL RETURN AVAILABLE

Serenely set towards the tail-end of a tightly held cul-de-sac, this elegant 4 bedroom, 2 bathroom Tuscan-styled retreat cleverly combines spacious interiors with a radiant range of outdoor entertaining areas. With sand and sea just steps away, this is privileged Bayside living without a hint of compromise.

Split over two light-filled levels, the home reveals itself in a free-flowing fashion with a relaxed family room delivering the ideal space to connect with family and friends or slip away for some quiet time. Step outside to a sheltered alfresco and bluestone courtyard, making the most of a delightful northerly aspect and a towering fence-line. Framed by an easy-care lawn, a soothing water feature, and a BBQ area with plumbed-in capacity, enjoy open-air dining, lounging and entertaining in complete privacy.

The principal living zone is staged upstairs, thoughtfully book-ended by a perfect pair of outdoor terraces. Warmed by a gas log fireplace, discover the wide open spaces of living and dining, underscored by a sparkling kitchen with black granite surfaces and recently upgraded Emilia oven/cooktop and a double-drawer Fisher and Paykel dishwasher.

4 2 2

Price	SOLD
Property Type	Residential
Property ID	1721

Agent Details

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There is an intrinsic harmony between the indoor and outdoor spaces with a commanding L-shaped terrace inviting company and the opportunity to stage the full suite of outdoor settings. When the seasons allow, catch a tantalising blue-water glimpse of the bay through the treetops from this very special vantage point. A second more intimate balcony is drenched in northern light, sheltered by a handy awning.

Three of the bedrooms are staged on entry level with the front one offering the versatility to work as a home office, while the main bedroom upstairs is graced with substantial walk-in robes and a stone-finished, twin-vanity ensuite boasting a fully tiled, dual shower. Also finished in stone, the principal downstairs bathroom comes complete with a sumptuous spa bath.

From top to bottom, the all-new additions set this property apart with updated gas heating/cooling, hot water system, and a secure alarm system. Richly finished with brush-box, stone and terracotta throughout, authenticity underpins the design palette with premium appointments including a ducted vacuum system, recessed down-lighting, storage under stairs, a large laundry, water tank, automated irrigation, and a remote-controlled garage with additional driveway parking plus internal access.

The timeless address speaks for itself. Showcasing irresistible Bayside appeal, walk to Firkbank and Brighton Grammars, the Royal Brighton Yacht Club, Middle Brighton Baths, your local beach with a pier, and all of Church Street's many attractions. Step up to family-sized luxury, invest wisely, or downsize with lock-and-leave certainty. It all adds up to an outstanding lifestyle choice!

At a glance...

- * 4 large bedrooms, 2 with BIR, main featuring WIR and fully tiled ensuite

- * Fourth bedroom could work as a home office

- * Far-reaching family room

- * Spacious open-plan living and dining with gas log fireplace

- * Gleaming granite-topped kitchen with upgraded oven/cooktop and dishwasher

- * Family-sized bathroom with a shower over spa bath and stone-topped twin-vanity

- * Private courtyard and sheltered alfresco area with plumbed-in natural gas BBQ connection

- * Roomy L-shaped terrace with commanding leafy views

- * Intimate, north-facing balcony with access from the main

bedroom and living space

- * Separate laundry

- * Remote-controlled garage with internal access, additional driveway parking, and storage solutions

- * Storage under stairs

- * Brand-new alarm system, ducted heating/cooling, and hot water system

- * Ducted vacuum

- * Brush-box timber flooring, 100% woollen carpets, and terracotta tiling

- * Recessed down-lighting

- * Established low-maintenance gardens

- * Water tank, automated irrigation system and garden shed

- * Moments from schools, transport, shopping, parkland and the beach

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