

SOLD



4 Menzies Ave, Brighton



## Moss Vale: Edwardian Entertainer in a Sought-After Beachside Setting

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Graced with singular beauty, thoughtfully updated space, and elegant Edwardian-era grandeur, this irresistible 4 bedroom, 3 bathroom (plus study and home office) entertainer offers a commanding cornered presence in a peaceful beachside pocket. Crafted in 1910 by legendary Brighton builder Thomas Quayle, “Moss Vale” is steeped in turn-of-the-century charm, so close to Melbourne's most exclusive foreshore stretch.

Discover a relaxed yet refined dining room framed by a grand open fireplace, original shiplap ceiling, and bay windows directing natural light to every far-reaching corner. The inspired contemporary rejuvenation continues in a sun-filled open-plan living/dining area with an enticing glimpse of Port Phillip Bay. Spectacularly refreshed with a strong focus on quality, the transformation is complete with an all-new kitchen boosted by a pair of high-end Westinghouse ovens, an easy-clean induction cooktop, integrated Bosch dishwasher, integrated refrigerator and a waterfall-edged island bench topped by smooth Carrera

4 3 2

Price	SOLD
Property Type	Residential
Property ID	1748
Land Area	627 m2

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stone.

The home effortlessly flows outdoors to a sunny poolside terrace boasting a Matador Artiste 900 Series BBQ with a Teppanyaki grill and sink. Instantly inviting and ready for summers of fun, the real star of the show is a centrepiece swimming pool, complemented by a low-maintenance garden and lawn. Entertaining will be a dream in this house!

Exemplary rest and retreat is provided on two luxurious levels. A stylistic tour-de-force, the palatial main bedroom is staged on the ground floor, showcasing a dressing room and a twin-vanity ensuite with a stone-topped vanity and a rainfall shower head. Also on this level, a second robed bedroom is serviced by a bathroom with a standout freestanding bath and a fully tiled walk-in shower. Venture upstairs via a crafted timber staircase to two further bedrooms, the first-floor main with a sleek ensuite and a shiplap-encased home office or teen retreat with invigorating bay views.

Additional features include a work-ready study, large laundry with built-in cabinetry, a handy storeroom, secure keypad entry from Esplanade Avenue, extensive heating and cooling throughout, an app-driven irrigation system, two garden sheds plus a workshop, and so much more. The property is further enhanced by auto-gated entry to a rear carport and additional driveway parking.

Key details authentic to this Edwardian treasure include four ornamental open fireplaces, original Tasmanian oak flooring, handsome and high-gabled facade, traditional verandah entrance, artfully applied ceiling roses, towering shiplap ceilings and detailing, picture railings, intricate cornice work, bay windows, an arched timber hallway, and exquisite lead-lighting.

Beautifully balanced to meet the demands of a vibrant Bayside lifestyle, stroll to foreshore fitness trails, leading South Road schools, Brighton Beach Primary School, Were Street Village cafes, and direct platform access to Brighton Beach trains in seconds. Inspect to be impressed!

At a glance...

- \* Coveted corner block over 627sqm (approx.)

- \* 4 large bedrooms, main featuring substantial dressing room and twin-vanity ensuite, 3 with built-in robes, upstairs main with a luxe ensuite

- \* Spacious and supremely sunlit open-plan living and dining

- \* Stunning Carrera kitchen with top-of-the-range appliances and island bench

- \* Formal dining room

- \* Large study with built-in desk, cabinetry and shelving
- \* Upstairs home office/retreat with enchanting bay views
- \* Inviting solar-heated pool and entertainers' terrace with BBQ, lush lawn, and landscaped garden
- \* Luxurious principal bathroom featuring stylish freestanding bath and walk-in shower
- \* Large laundry with cabinetry and bench
- \* Auto-gated entry to a rear carport and additional driveway parking from Esplanade Avenue
- \* Convenient Esplanade Avenue keypad entrance
- \* Ducted heating and refrigerated cooling plus split-system heating and cooling
- \* Storeroom plus substantial storage solutions
- \* App-driven irrigation system
- \* Character-rich original Tasmanian oak flooring
- \* Roller and Venetian blinds
- \* Recessed down-lighting
- \* Manicured front garden anchored by a leafy Liquidambar
- \* Two garden sheds plus a workshop
- \* Value-adding range of fine period features
- \* Moments from the beach, schools, transport, shopping, restaurants, cafes, and parkland

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