

SOLD

49 Marriage Rd, Brighton East



Supersized Indoor/Outdoor Entertainer with North-Facing Indulgence

A fully renovated celebration of exceptional family charm, this supersized 5 bedroom entertainer seamlessly connects a pair of lavish levels with unrivalled luxury. Welcome to a captivating world of rich detail, refined elegance, and north-facing outdoor excellence!

Discover a welcoming entrance foyer with a clear line of sight to the rear of the property, branching off to a formal lounge room or roomy home cinema with all the acoustic benefits of surround-sound wiring. Zoned and spacious open-plan living and dining pivots a brand new kitchen with integrated Miele appliances including a microwave, a high-quality Siemens dishwasher, smooth stone surfaces, soft-closing cabinetry, an entertainers' breakfast bar, and so much storage.

Always free-flowing, step outside through sliding glass to a paved and floodlit alfresco, sheltered from the elements by an electric, sensor-controlled Vergola louvered roof, automatically closing at the first drop of rain. This sanctuary of north-facing space is further enhanced by a lush and leafy garden, an entertaining area with an open fireplace and plumbed gas BBQ, and an undercover elevated

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Price	SOLD
Property Type	Residential
Property ID	1785

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terrace staging a 6-person built-in spa. A true game-changer, make every social event an occasion with this private outdoor haven at your disposal.

A quintet of impressively sized bedrooms are staged upstairs with the palatial main graced with extensive built-in robes, a north-facing balcony, and a stone-finished vanity ensuite with mirrored wall-to-wall storage and a heated towel rail. The remaining robed bedrooms are serviced by a skylit family-sized bathroom showcasing a fully tiled shower over a bath, completing the picture on this level, a wide-reaching retreat or study is a versatile space, ideal for quiet time.

Highlighted by exemplary attention-to-detail, enjoy a handy ground-floor powder room, large laundry, ducted heating and refrigerated and evaporative cooling, and a 2-car garage plus additional parking on a crescent-shaped driveway. Special features include a watering system, an impressive 4kw solar system powering back into the grid, a monitored back-to-base alarm, European fittings, customised storage solutions throughout, and audio inside and out.

The prestigious location sells itself, moments from Dendy Village, Church Street shopping, South Road schools, Firbank, Brighton Grammar, and the wide open greenery of Dendy Park. From the peaceful position to the considered space for relaxed family living and entertaining, this property is a cut above in style and flow. Inspect with certainty!

At a glance...

- * 5 large bedrooms, 4 with BIR, main with a fully tiled ensuite with storage and a heated towel rail
- * Formal lounge or home cinema, wired for surround sound audio
- * Spacious open-plan area with designated living and dining
- * Stone-topped Miele and Siemens kitchen with breakfast bar, storage and soft-closing cabinetry
- * Upstairs retreat or home office
- * Luxurious family bathroom showcasing fully tiled shower over a bath
- * Ground-floor powder room
- * Large laundry
- * Sheltered alfresco plus built-in plumbed gas BBQ and outdoor fireplace, perfect for entertaining
- * 6-person spa on elevated undercover terrace

- * North-facing balcony with tempting treetop vistas
- * Crescent-shaped driveway leading to remote-controlled 2-car garage with rear roller door, workshop space, internal/external access, and clever storage solutions
- * Storage under stairs
- * Integrated, fully fitted and customised storage solutions throughout
- * Ducted heating and refrigerated/evaporative cooling
- * Back-to-base alarm system
- * European tapware and fittings in all wet areas
- * Venetian blinds
- * Recessed down-lighting throughout
- * Tinted windows throughout
- * Fully wired audio system inside and out
- * Spanish porcelain flooring
- * Rinnai Infinity instant gas hot water
- * Low-maintenance garden and lush lawn
- * Watering system
- * 4kw of solar panelling
- * Approx. 675m2 with a north-facing rear
- * Moments from schools, parkland, shopping, cafes, transport and the beach

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