

SOLD

91A Glencairn Ave, Brighton East



Parkside Perfection with Style, Space and Sunlit Splendour

A spacious celebration of parkside perfection, this impeccable 3 bedroom, 2.5 bathroom town residence links a pair of lavish levels with luxury, class and sunlit sophistication. Framed at the rear by the lush green fairways of Brighton Golf Course, this peaceful position also enjoys sensational lifestyle appeal with easy access to Dendy Park, leading schools, public transport, shopping choice, and your favourite bayside beach.

Privately set at the rear of the block as part of a pair, enter under towering double-height ceilings branching off to far-reaching formal lounge and dining. This gallery-sized space is further enhanced by a roomy open-plan living and dining area, boasting a delightful aspect over the golf course to the rear. Driven by quality, the adjoining kitchen shares in the spectacular outlook, offering smooth granite surfaces, a Miele oven, a 5-burner Smeg cooktop, and a high-performing Asko dishwasher.

Directly framed by lush greenery, step outside to a light-filled courtyard terrace featuring more than enough room for a BBQ and the full suite of outdoor settings. This radiant wraparound retreat attracts northern light and will be enjoyed for everyday living with

3 2 2

Price	SOLD
Property Type	Residential
Property ID	1792

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the chance to entertain in total tranquillity. The outdoor indulgence is continued on an oversized first-floor balcony accessed from a wide-reaching retreat/home office and a main bedroom. From a commanding position, this sanctuary of sheltered space overlooks the golf course, and is perfectly placed for alfresco entertaining with towering eucalypts forming a dramatic backdrop.

Built to a meticulous standard, all 3 bedrooms are generously sized and naturally lit with a downstairs guest option also capable of doubling as a work-ready home office. The remaining pair of robed bedrooms offer upper-level privacy, seclusion, and serenity with a palatial master suite showcasing walk-in robes, mirrored built-ins, and a private ensuite. A principal family-sized bathroom sparkles and shines containing a luxurious bath, walk-in shower, and a marble-topped vanity.

An A-grade property with a strong emphasis on integration, functionality, flexibility, and storage capability, comprehensive features include a large laundry, ground-floor powder room, extensive heating and cooling, and a remote-controlled double garage with workshop space. The wide range of special additions sets this property apart including character-filled Jarrah flooring, an automated watering system, back-to-base alarm system, in-roof garage storage, and a fully fitted wall of upstairs cabinetry plus a number of extra storage solutions throughout. An inspection will be rewarded!

At a glance...

- * 3 large and light bedrooms, main with WIR, mirrored BIR, ensuite, and balcony access
- * Roomy and radiant formal lounge and dining areas with French-door terrace access
- * Spacious open-plan living and dining with integrated cabinetry and a gas log fireplace
- * High-end kitchen with granite benches, breakfast bar, and Miele, Smeg and Asko appliances
- * Family-sized bathroom with a sumptuous bath and walk-in shower
- * Upstairs retreat/home office
- * Commanding balcony with stunning golf course views
- * Handy ground-floor powder room
- * Large laundry
- * Private L-shaped terrace with a parkland perimeter and low-maintenance garden

- * Remote-controlled 2-car garage with internal/external access, workshop space, in-roof storage with drop-down ladder.
- * Storage solutions throughout plus extra storage under stairs
- * Secure back-to-base alarm system
- * Ducted heating/cooling plus split-system heating/cooling
- * Rich Jarrah floorboards
- * Recessed down-lighting
- * Roman and roller blinds and electric outdoor blinds to the rear
- * Automated watering system
- * NBN connection
- * Moments from parkland, schools, cafes, transport, shopping, and the beach

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