

SOLD

33 Grant St, Brighton East



## Magnificent Modern Makeover in Privileged Bayside Position

A stunning showpiece of northern light, meticulous renovation, and Victorian-era elegance, this transformed 4 bedroom, 2.5 bathroom family entertainer leaves nothing to chance with seamless indoor/outdoor allure and brilliant Bayside style.

Discover a double-fronted entrance branching off to a perfect pair of versatile formal rooms. Framed by ornate open fireplaces, there is a welcoming warmth and distinctive vision at play in both of these intimate spaces with elaborate ceiling roses overhead.

From here, the home reveals itself in a most impressive fashion with wide-reaching open-plan living and dining underpinned by a chef-friendly kitchen with a concealed walk-in pantry and the full suite of high-end appliances including two top-of-the-range Smeg ovens. Thoughtfully pieced together with rigorous attention-to-detail, the extensive use of Italian Carrara marble and rich oak veneer is a tactile temptation throughout so many of these spaces.

Spill outside through sleek bi-fold doors to a north-facing alfresco deck presenting a whole range of family entertaining possibilities. Overlooking a lush lawn and landscaped garden, this instantly

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Price	SOLD
Property Type	Residential
Property ID	1890

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inviting area even offers a slick cafe-style window and bench seamlessly connecting to the kitchen for lazy lattes by request.

Exemplary rest and retreat is provided on both levels with a large ground-floor main bedroom graced with fitted walk-in robes and an opulent dual-shower semi-ensuite. Venture upstairs and discover a trio of generously sized bedrooms with built in robes, superbly serviced by a twin-vanity bathroom showcasing floor-to-ceiling tiles, a sumptuous bath and a walk-in shower. Further appeal is enhanced by an upstairs retreat boasting commanding views over local rooftops and treetops.

The list of comprehensive features includes a large laundry, study area with a built-in oak desk, a cleverly concealed bar for cocktail hour, heating/cooling over both floors, storage solutions throughout, powder room downstairs, separate WC upstairs, rear right-of-way laneway access, a fully detached perimeter, and off-street parking for 2 cars behind a remote-controlled gate.

Alive with personality, key period details authentic to this lovingly preserved home (circa 1880s) include a handsome front verandah, open fireplaces, twin arched hallway, exquisite lead-lighting, original timber floor boards (stained), alluring bay windows, decorative cornices and artfully applied ceiling roses.

Zoned to Brighton Primary School, this period-perfect pocket has it all! Walk to the white-picketed wonder of William Street Reserve, Brighton Grammar, Firbank, and transport options with the beach and Church and Bay Streets also nearby. Make your move into a tightly held neighbourhood today with an investment that cuts across time!

At a glance...

- \* 4 large and light-filled bedrooms, 3 with BIR, main with WIR and stunning semi-ensuite

- \* Wide-reaching open-plan living and dining with a fireplace and bespoke cabinetry

- \* Marble and oak-finished kitchen with 2 Smeg ovens and a dishwasher, Ilve induction cooktop, island bench, concealed walk-in pantry, waterfall-edged breakfast bar, 2-pac joinery, and Blum fittings

- \* Ground level main bathroom with double shower & twin vanity

- \* Formal lounge with open fireplace

- \* Versatile formal dining/music room

- \* Upstairs retreat

- \* Fully tiled twin-vanity upstairs bathroom featuring a sumptuous

bath and a walk-in shower

\* Opulent powder room with signature pendant lighting plus timber and marble detailing

\* Large laundry with storage and drying rack

\* Professional study area with desk and cabinetry

\* Concealed bar

\* North-facing alfresco deck with connecting cafe-style window to kitchen

\* Landscaped garden with lush lawn and automated watering system

\* Garden shed

\* Rear right-of-way laneway access and a fully detached perimeter

\* Storage under stairs plus an upstairs storeroom/large walk-in linen cupboard

\* Double-glazed bi-fold doors

\* Auto-gated entry to off-street parking for two cars

\* Original timber floor boards (stained) and 100% wool carpets

\* Key period features throughout

\* Extensive heating/cooling over both levels plus underfloor heating in upstairs bathroom

\* LED strip lighting

\* Roller blinds

\* Mains gas BBQ connection

\* Close to Church and Bay Streets, leading schools, transport options, cafes, and the local beach

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