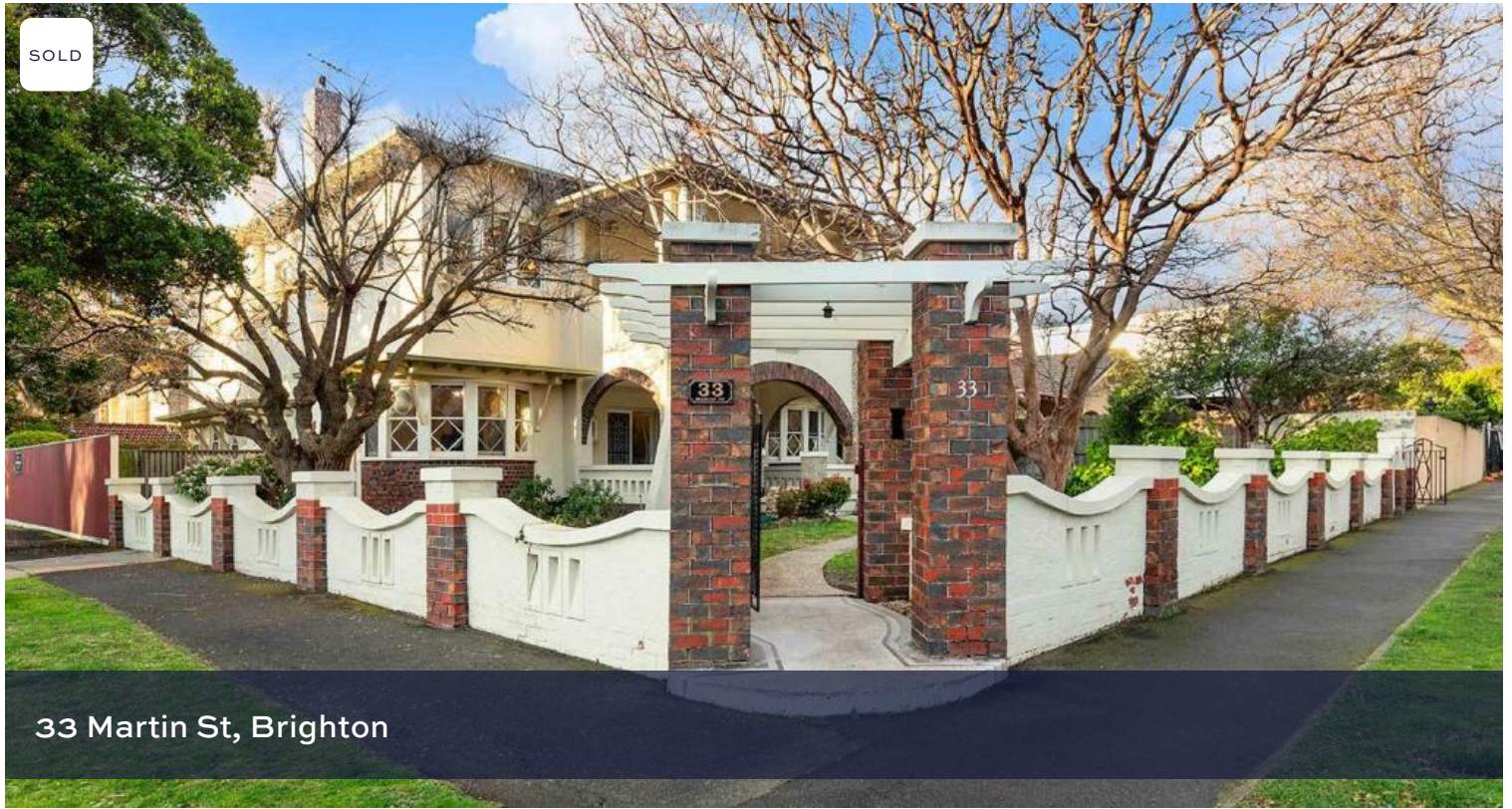


SOLD



33 Martin St, Brighton



PRIVATE INSPECTIONS COMMENCE 23 SEPTEMBER - CALL JOE TO BOOK 0435 937 864

A landmark Brighton holding of distinctive beauty, relaxed warmth and period integrity, this spectacular 5 bedroom family home (Listowel, circa 1922) offers a commanding 2-storey presence in a location of true convenience. Steps from the village, the foreshore, and Melbourne's finest schools, a Brighton lifestyle doesn't get any better than this!

Enjoying a strong street presence on a coveted corner site, each substantial space tells its own story over 812sqm (approx.). Discover a flexible floorplan featuring two elegant formal rooms up front, framed by open fireplaces and curved bay windows. A separate stone-topped kitchen is graced with a walk-in pantry, a Bosch dishwasher and the instant charm of original tiling, underpinned by a large meals nook with a substantial hardwood table.

Venture upstairs and prepare yourself for grandeur on a singular scale with a pair of linked formal rooms branching off to a double-

5 2 2

Price	SOLD
Property Type	Residential
Property ID	2018

Agent Details

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height, terrazzo-tiled balcony boasting sweeping neighbourhood views over Martin Street. These versatile rooms were originally conceived as a grand ballroom, and the refined glamour of this space is undeniable, enhanced by an open fireplace and two spellbinding Arabian-themed murals that will take you back to another era.

Rest and retreat is offered on both levels with two bedrooms on the ground floor and three upstairs, one of which would work as a home office. Showcasing family-focused flair for today and endless promise for tomorrow, comprehensive features include a supersized sunroom, a pair of original bathrooms, large laundry, ducted heating, a north-facing rear with a sheltered alfresco, a 2-car garage with Drake Street entrance, storage solutions, and so much more.

Quality-built with precision in 1922 by notable Brighton designer/builders Amy and Edward Rohan, the intriguing mix of Art Deco and Arts and Crafts design craft is a genuine highlight. Value-adding period features include intricate ceiling artistry, exquisite lead-lighting, timber-detailed doors, picture rails, original timber cabinetry and beams, a unique pebbled facade, terrazzo tiling, several open fireplaces, and a welcoming porch entrance with bench seating.

This one-of-a-kind property is a rare opportunity on the edge of Martin Street Village. Stroll to leading schools, boutique shopping, lively cafes, Gardenvale trains, and the beach at the end of the street with the verdant greenery of Elsternwick Park just a few blocks away. Tightly held and highly treasured in the Rohan family since construction, make this one your special project, renovate at your own pace, and become the newest custodian of this timeless property (STCA). Inspect to be impressed!

At a glance...

- * 5 large bedrooms, 2 with BIR

- * Spacious formal rooms on both levels

- * Separate kitchen with quality appliances, stone surfaces and a breakfast nook

- * Sunroom

- * Sheltered balcony with leafy Martin Street aspect

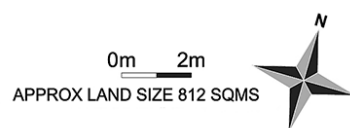
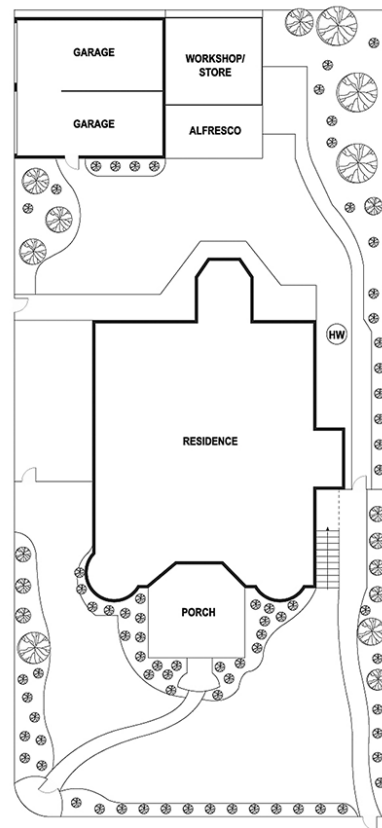
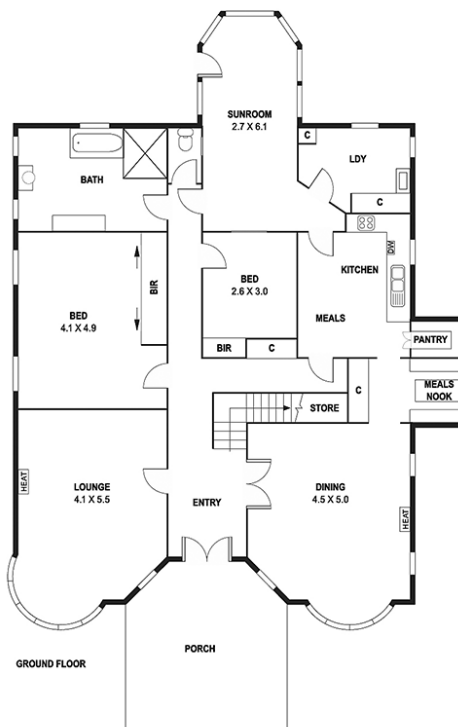
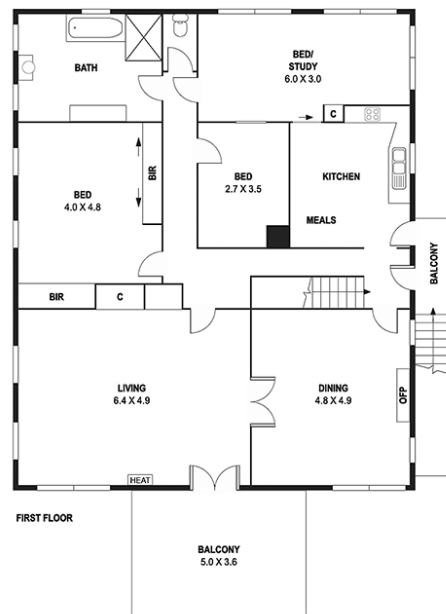
- * Bathrooms on each floor featuring a bath, walk-in shower and original tiling

- * Upstairs kitchen with private entrance

- * Separate laundry

- * Separate WC on both floors
- * Established, low-maintenance garden with a north-facing rear
- * Sheltered alfresco, ideal for entertaining
- * 2-car garage with access from Drake Street
- * Workshop/storeroom
- * Ample storage solutions
- * Period features throughout
- * Ducted heating on both levels
- * Close to the beach, shopping, schools, transport, cafes, restaurants and parkland

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 No representations or warranties of any nature whatsoever are given or intended.
 Any person using this information should rely on their own enquiries.