

SOLD

1 Curzon St, Brighton East



## Spectacular Family Entertainer in Position Perfect

An elegant mix of natural light, functional style and flexible liveability, this exceptional 4 bedroom, 3.5 bathroom (plus study) entertainer expertly blends far-reaching space with seamless flow. Low-maintenance and high-impact, embrace the pinnacle of sunlit indoor and outdoor scale, simply breathtaking in scope and substance.

Beyond a private entry under towering double-height ceilings, discover a wonderful sense of depth with a clear line of sight to the rear of the property. The home dramatically opens up to reveal gallery-inspired living and dining, underpinned by a sleek stone-finished kitchen boasting a waterfall-edged island bench, soft-closing cabinetry and top-of-the-range appliances including a twin oven. Quality appointments ensure comfort levels are at an absolute premium with everything at your fingertips, further enhanced by a supersized butler's pantry graced with a high-end Miele dishwasher.

The harmonious mix of the internal and external is accentuated by floor-to-ceiling garden outlooks inviting you into the fresh air. Purpose-built for north-facing everyday living and dining, spill out

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|---------------|-------------|
| Price         | SOLD        |
| Property Type | Residential |
| Property ID   | 2055        |

### Agent Details

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and entertain in style under a skylit and sheltered alfresco, fabulously framed by a colourful garden and paved perimeter.

Flooded with light, the sprawling layout offers privacy and retreat for the whole family with an open formal lounge/dining area and a work-ready study both connecting with an undercover terrace, ideal for tranquil reflection.

The addition of a main bedroom on each level is a design triumph. Superbly serviced by palatial walk-in robes, the generously sized downstairs master suite enjoys access to the principal outdoor terrace and a luxe twin-vanity ensuite graced with floor-to-ceiling tiles, a sumptuous freestanding bath, heated towel rails and a frameless shower. Well-proportioned with a sense of grandeur in every room, the remaining bedrooms and bathrooms are staged on the first floor, alongside a versatile retreat and commanding balcony.

This builder's own home is thoughtfully designed and crafted to the highest standard, making the most of northern light and pleasing garden aspects. Special features including a large laundry with built-in cabinetry, an opulent powder room, zoned heating and cooling throughout, advanced security measures, substantial storage solutions, a remote-controlled 2-car garage and so much more.

Neatly nestled in a family-focused Bayside neighbourhood, enjoy close proximity to a host of leading schools, Church and Bay Street's shopping villages, transport options and your very own local beach. Inspect to be impressed!

At a glance...

- \* 4 large robed bedrooms, mains on each level with fully tiled ensuites

- \* Downstairs main with terrace access and a sleek ensuite offering a freestanding bath, frameless rainfall shower and heated towel railings

- \* Upstairs main showcasing a fully tiled frameless shower

- \* Luxe kitchen with distinctively grained island bench, subway-tiled splashback, smooth stone surfaces, soft-closing cabinetry and twin Westinghouse ovens

- \* Large butler's pantry with Miele dishwasher

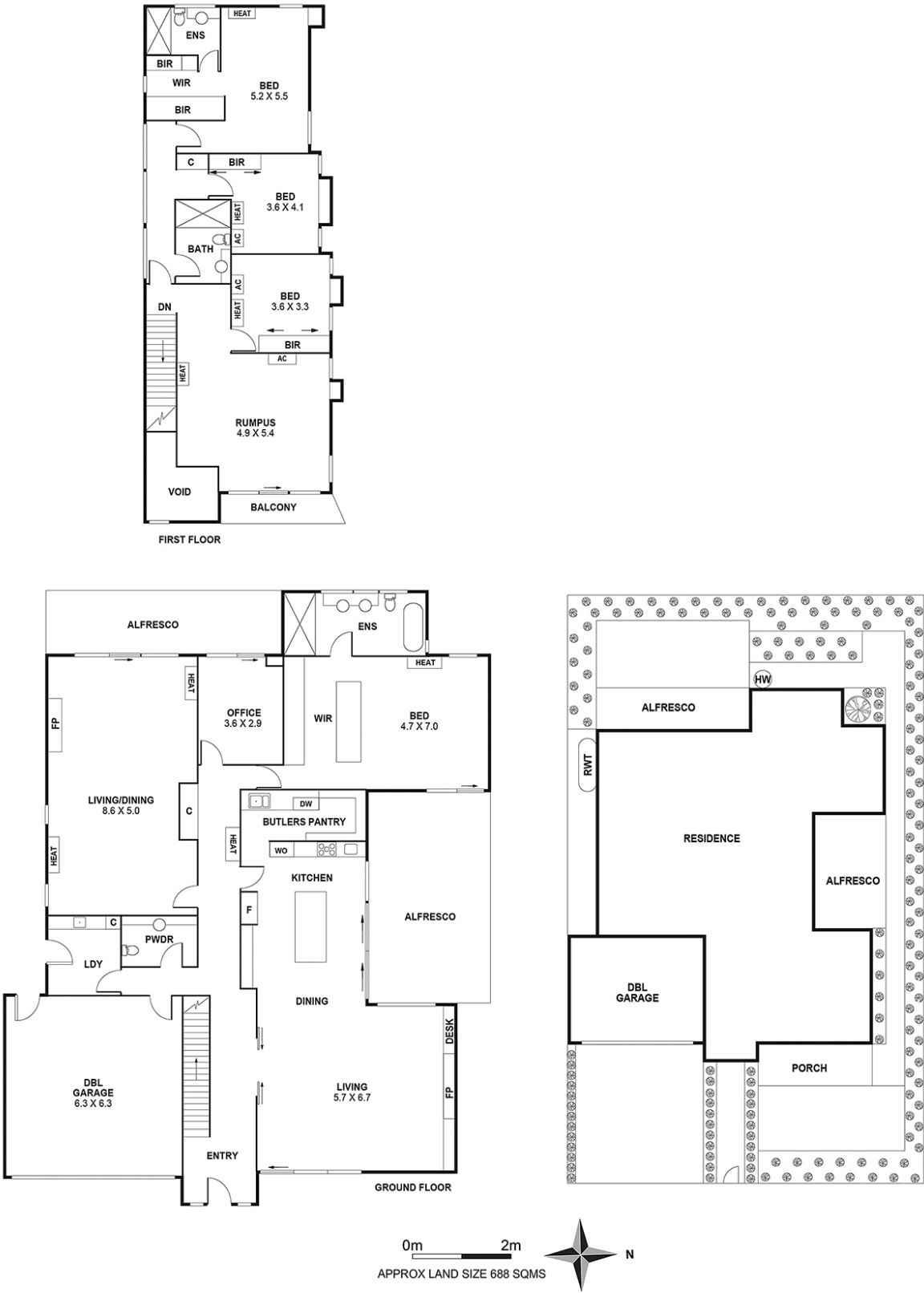
- \* Impressive formal lounge and dining with electric fireplace

- \* Light-filled open-plan living and dining with gas log fireplace

- \* Spacious upstairs retreat/rumpus room with access to a commanding balcony

- \* Ground-floor study with built-in desk and cabinetry and access to a private terrace
- \* Luxurious upstairs bathroom with a rainfall shower
- \* Handy ground-floor powder room with a stone-topped vanity
- \* Large laundry with storage and bench space
- \* North-facing under-the-roofline alfresco
- \* Sheltered alfresco terraces at front and rear for enjoying the morning and evening sunlight
- \* Welcoming hallway entrance
- \* Remote-controlled 2-car garage featuring internal access, storage capability and additional driveway parking
- \* Zoned hydronic heating, ducted heating, refrigerated cooling and split-system heating/cooling units in every room upstairs
- \* Double glazing
- \* Substantial storage solutions
- \* Rich French oak flooring and woollen carpet
- \* Lush front lawn with private perimeter
- \* Landscaped garden with plenty of room to drop in a pool at the rear of the property
- \* Kitchen garden with raised vegetable patches, a range of fruit trees plus an irrigation system
- \* 5,000 litre water tank
- \* Signature lighting on entrance, pendant lighting above island bench and recessed LED down-lighting throughout
- \* Carpeted staircase
- \* Stylish Roman blinds and sheer curtains
- \* Soaring 3 metre ceilings downstairs and 2.7 upstairs
- \* Video intercom and secure alarm system
- \* Wired for data throughout
- \* Multi-generational potential with main bedrooms on each level
- \* Moments from schools, parkland, shopping, cafes, transport and the beach
- \* Impressive 688m2 allotment with 44 squares of living space (both approx.)

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