

SOLD

4 Rippon Gr, Brighton



## ONLINE AUCTION - PLEASE CALL SHELLEY TO REGISTER 0419 312 831!

Resort-Style Retreat Steps from Sand and Sea

A spectacular combination of benchmark quality, poolside indulgence and a tranquil tropical vibe, this resort-style 5 bedroom plus study entertainer cleverly balances the need for seclusion and family engagement in a beachside cul-de-sac position. Masterfully designed and built with precision, purpose and distinctive passion, this is singular Brighton luxury with even a tennis court to enjoy.

Discover an uplifting entrance to the property, lined by a parade of palm trees in a lavender, rose and citrus garden setting. Beyond this memorable introduction, a light-filled lounge room flows through to an open dining space and a chef-friendly kitchen with sleek stone surfaces and high-end Smeg and Miele appliances. An open-plan family area is elegantly configured shimmering in northern light, enhanced by built-in cabinetry and a study nook with a concealed desk.

Sunlit interior spaces make seamless connections with a showpiece swimming pool and spa, a relaxed poolside patio and an instantly inviting alfresco dining terrace sheltered under

5 3 2

Price	SOLD
Property Type	Residential
Property ID	2062
Land Area	620 m2

### Agent Details

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sailcloth. All these easy-going outdoor areas radiate an organic Far North Queensland feel to them, framed by a lush fernery and bursts of majestic palms. From here, enjoy direct access to a north/south mod-grass tennis court shared with friendly neighbours on a separate title.

Back inside, a work-ready home office comes complete with an integrated desk, while a spiral staircase takes you to an air-conditioned retreat graced with a fully tiled ensuite. This elevated space has the potential to work as private guest bedroom or a more permanent arrangement for a lucky teenager.

Exemplary rest and retreat is provided on the first floor via a principal staircase. A quartet of generously scaled and robed bedrooms are highlighted by an opulent master suite boasting walk-in robes, a commanding view of Port Phillip Bay, and a twin-vanity ensuite with a spa bath, walk-in shower and a separate WC. The remaining bedrooms are superbly serviced by a deluxe bathroom with stone detailing and a sparkling shower.

Additional features include a handy ground-floor powder room, a large laundry with built-in cabinetry and benches, storage solutions, advanced security, extensive heating and cooling throughout, and so much more. The property is further enhanced by a remote-controlled double garage offering internal entry and a rear roller door for boat storage if required.

Without compromise, this is a once-in-a-lifetime opportunity to secure the property of your dreams so close to sand and sea, foreshore fitness trails, Brighton Beach Oval, leading South Road schools, Brighton Beach Primary School, Were Street Village cafes and local trains. Inspect to be impressed!

At a glance...

- \* 5 robed and roomy bedrooms, main with walk-in robes and a twin-vanity spa bath ensuite

- \* Spacious and sun-filled open-plan family living area with integrated cabinetry and study nook

- \* Relaxed formal living with a gas log fireplace

- \* Open dining space

- \* High-quality Smeg and Miele kitchen with stone benchtops, breakfast bar and ample storage

- \* Spiral staircase to an air-conditioned versatile retreat with a fully tiled ensuite

- \* Work-ready home office with a built-in desk and cabinetry

- \* Luxe principal bathroom with a gleaming walk-in shower

- \* Large laundry with bench and cabinetry
- \* Ground-floor powder room
- \* BOSE surround-sound system internally and externally
- \* Inviting gas and solar-heated swimming pool and spa
- \* Use of a shared north/south mod-grass tennis court on a separate title
- \* East-facing dining terrace under a sailcloth and a paved patio for lounging under majestic palms
- \* Storage under stairs plus substantial storage solutions
- \* Remote-controlled double garage with internal entry and a rear roller door for boat storage if required
- \* Brand-new German-manufactured insulated garage door
- \* Attic storage in garage with drop-down ladder
- \* Additional driveway parking
- \* Ducted heating and cooling upstairs and down
- \* Secure alarm system and intercom entry
- \* Recessed down-lighting
- \* Roller blinds
- \* Stunning rose garden with a water feature up front and fernery at rear plus a number of palms
- \* Rainwater tanks, an irrigation system and a garden shed
- \* Friendly neighbours in a peaceful cul-de-sac setting
- \* Close to shopping, schools, transport, cafes, restaurants, parkland and the local beach
- \* Approx. 620sqm allotment

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

