

SOLD

122 Esplanade, Brighton



Please call Nick Johnstone 0414 276 871 to arrange a private inspection

Enderley: Exclusive Esplanade Entertainer in Prime Beachfront Position 8800 sqft approx

Facing Melbourne's most exclusive foreshore stretch, this captivating 4 bedroom, 3 bathroom family home (Enderley) is a rare offering with a breathtaking bay panorama unfolding over two levels of luxury. Footsteps from white sands, crystal-clear waters and iconic bathing boxes, secure a commanding coastal presence over an impressive 815sqm (approx.) in a true position of privilege.

Each space tells its own story with three character-rich and flexible formal rooms up front, all leaving a lasting impression under towering decorative ceilings. Enjoy an unmistakable feeling of style, space and substance in these light-filled living and dining zones, perfect for large-scale entertaining through to smaller informal gatherings.

A beautifully balanced period-style home with generous proportions and scale, a sparkling kitchen comes complete with black granite surfaces, two St George wall ovens, a breakfast bar and an oversized walk-in pantry. Step outside and entertain family

4 3 2

Price	SOLD
Property Type	Residential
Property ID	2116
Land Area	815 m2

Agent Details

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and friends under a glass-roofed alfresco, underpinned by a low-upkeep garden and private perimeter.

Venture upstairs and discover a vast and versatile billiards room, complemented by a wonderfully open and sunlit retreat with the full majesty of the bay on display. Enjoying access to a perfect pair of balconies, watch sailboats glide over blue waters, catch soothing summer sea breezes and immerse yourself in all the timeless colours of a show-stopping sunset. This thrilling context shares a distinctive warmth that also works exceptionally well for positively private relaxation.

Substantially sized, robed and naturally lit bedrooms are staged on both levels with the ground-floor main showcasing an opulent twin-vanity ensuite graced with floor-to-ceiling subway tiling, a freestanding bath, stone finishes and a skylit separate shower boasting rainfall and hand-held fittings.

Comprehensive features include ducted heating and cooling, advanced security measures, auto-gated entry to a 2-car garage plus additional driveway parking, storage solutions, underground wine cellar with considerable capacity, a private balcony overlooking the rear, capability to store a boat, and so much more.

Enjoy easy access to transport, cafes, shopping, restaurants, Melbourne's finest schools and a once-in-a-lifetime opportunity to secure an exclusive Esplanade address. This is where luxury living and an unrivalled location unite!

At a glance...

* Enderley, approx. 815sqm with historical significance as the site of Henry Dendy's 1842 home

* 4 large bedrooms, main with wall-to-wall built-in robes and a luxe twin-vanity ensuite boasting a freestanding bath, stone finishes and floor-to-ceiling subway tiles

* 2 upstairs bedrooms with built-in robes and access to a private balcony

* Formal sitting room with a bay window

* Formal dining room with perimeter bench seating

* Versatile formal lounge/music room with an open fireplace and bay glimpses

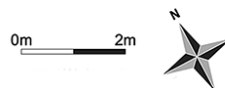
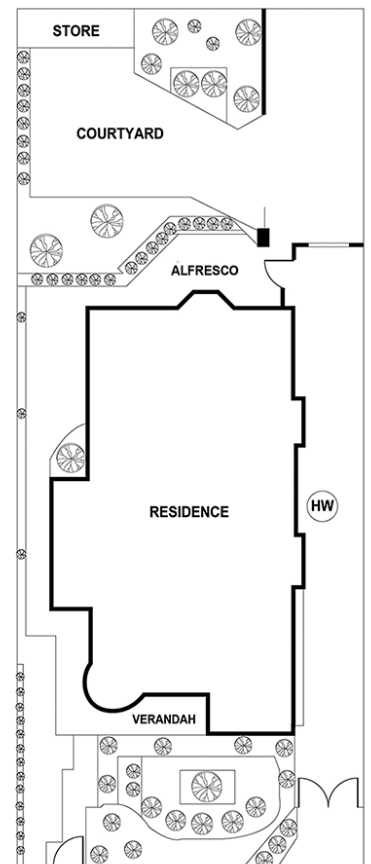
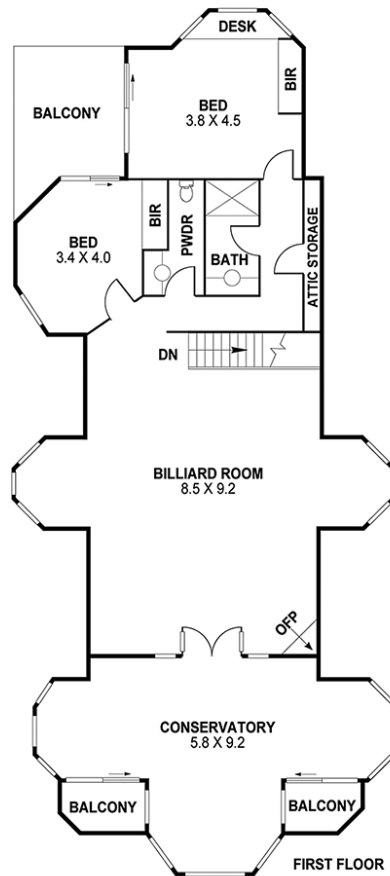
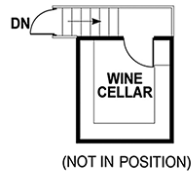
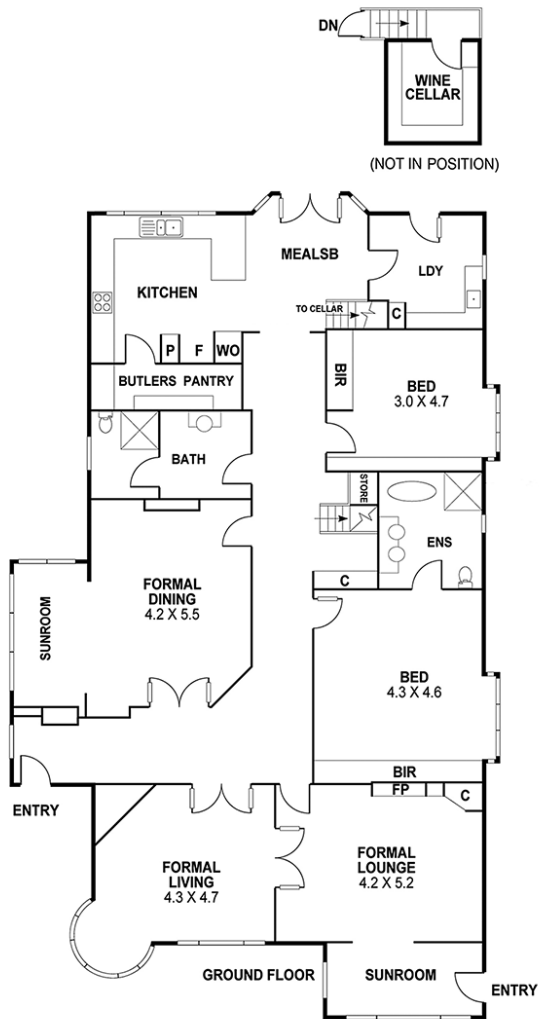
* Sparkling kitchen with St George appliances, black granite benchtops and a walk-in pantry

* Versatile billiards room with an open fireplace

* Sunlit first-floor retreat with two balconies featuring spectacular bay views towards the city

- * Downstairs bathroom/powder room with a walk-in shower
- * Upstairs fully tiled bathroom
- * Laundry with storage capability
- * First-floor powder room
- * Underground cellar
- * High, wide and inviting hallway entrance
- * Undercover paved alfresco
- * Attic and under stairs storage
- * Secure intercom entry
- * Alarm system
- * Low-maintenance established garden with lush front lawn and shed
- * Ducted heating and cooling
- * Rich hardwood flooring
- * Artfully applied ceiling roses, colourful lead-lighting, decorative cornices, a grand chandelier, bay windows and a wraparound verandah
- * Auto-gated entry to a 2-car garage plus additional driveway parking
- * Capacity to store a boat at the rear
- * Moments from the beach, schools, restaurants, transport, cafes, shopping and parkland

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.



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 Any person using this information should rely on their own enquiries.