

SOLD

23 Gray St, Brighton



First-Class Family Living in Position Perfect

A breathtaking blend of contemporary luxury and period perfection, this supersized 5 bedroom, 3.5 bathroom family haven showcases an inspired commitment to enduring style, thoughtful renovation and poolside indulgence. With main bedrooms on each floor and so much additional living space, this family-friendly investment in a prized pocket cuts across time!

Enjoy a flexible floorplan with a pair of formal rooms up front, one currently being used as a home office, the other an instantly relaxed living room framed by an exquisite open fireplace. Under soaring vaulted ceilings, wide-reaching open-plan living and dining is underpinned by a stone-finished kitchen featuring a freestanding Paul Bocuse Rosieres twin oven, an integrated Vintec wine fridge and a Miele dishwasher. Showcasing scale, convenience and superior performance, these quality appointments ensure comfort levels are at an absolute premium with everything at your fingertips.

A perfect pair of picture windows attract natural light, coaxing you outside from the expansive living/dining zone. Discover a gas and solar-heated pool, an air-conditioned cabana, dining area, and a private alfresco deck and poolside terrace with all-weather

5 3 2

Price	SOLD
Property Type	Residential
Property ID	2261

Agent Details

Nick Johnstone - 0414 276

871

Jonty Wells - 0418 800 093

Office Details

Nick Johnstone Pty Ltd
248 Esplanade Brighton VIC
3186 Australia
9553 8300



awnings overhead. Outdoor entertaining will be a dream in this house.

A testament to careful planning, the ground-floor master suite is graced with fully fitted walk-in robes and a twin-vanity Carrara marble ensuite. A quartet of roomy and radiant bedrooms are staged upstairs with the palatial main boasting a private ensuite, wall-to-wall built-in robes and a commanding balcony overlooking the street. The family-sized principal bathroom comes complete with a sumptuous bath and walk-in shower, while a compact mezzanine-level retreat or study area is perfectly positioned to escape for some quiet time.

Comprehensive features include a large laundry, marble-finished powder room, extensive heating and cooling, rich oak flooring, storage solutions, auto-gated entry to 2 off-street car parks, a low-upkeep garden, security and so much more. Adding further value, exemplary period features include lead-lighting, ceiling and cornice artistry, a timber arched hallway entrance and decorative open fireplaces.

The exclusive address simply speaks for itself. Peacefully surrounded by luxury homes, take a comfortable stroll to Were Street Village, Brighton Beach Primary School, vibrant Church Street, Middle Brighton trains, Whyte Street Reserve and Dendy Street Beach. Take the time to inspect today!

At a glance...

* 5 large bedrooms, ground-floor main with WIR and ensuite, upstairs main with ensuite, 3 with BIR and 2 with balconies

* Spacious and light-filled open-plan living/dining with built-in cabinetry under vaulted ceilings

* Sleek kitchen with stone surfaces, an L-shaped island bench, integrated Vintec wine fridge, Paul Bocuse Rosieres twin oven/gas cooktop and grill, and a Miele dishwasher

* Formal dining room/home office with open fireplace

* Formal living room with decorative open fireplace

* Mezzanine retreat/study area

* Luxurious bathroom with a bath and separate shower

* Large laundry with a Carrara marble bench top and plenty of storage

* Marble-finished, ground-floor powder room

* Solar and gas heated swimming pool

* Stylish cabana with exposed beams, split-system

heating/cooling and sleek timber floorboards

* Alfresco lounge deck and poolside terrace both with an all-weather awning

* Outdoor dining area

* Storage solutions with under stairs storeroom

* Ducted heating/cooling, split-system heating/cooling, under-floor heating plus a gas log fireplace

* Character-rich oak floorboards

* Skylit staircase

* Secure intercom and alarm

* Ducted vacuum

* Plantation shutters and Roman and roller blinds

* Private porch entry with bluestone tiling

* Low-maintenance garden with manicured front hedges

* Large shed

* Attractive range of period features

* Auto-gated entry to 2 off-street car parks

* Moments from shopping, schools, cafes, parkland, transport and the beach

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