

SOLD



46 Outer Crescent, Brighton



Light-Filled Luxury with Unbeatable Poolside Entertaining

An elegant showcase of private poolside indulgence in northern sunlight, this stunning 4 bedroom plus study, 2.5 bathroom entertainer connects two seamless levels of luxury in a central Brighton neighbourhood of true prestige.

The home reveals itself in a free-flowing fashion with a relaxed formal living and dining zone, warmed by an open fireplace and radiating a genuine feeling of inclusion. A perfectly placed atrium directs light throughout, while a centrally set home office will add a professional touch to your day.

Opening up in imposing fashion, spacious open-plan living and dining is underscored by an inviting kitchen boasting an island bench with granite surfaces, a premium Bosch oven and 6-burner cooktop and a high-performing Asko dishwasher. Showcasing scale, style and convenience, these quality appointments ensure comfort levels are at an absolute premium with everything hand-picked for ease of use.

Delightfully curved glass frames the living/dining area attracting natural northern light and highlighting picturesque pool views,

4 2 2

Price	SOLD
Property Type	Residential
Property ID	2270

Agent Details

Nick Johnstone - 0414 276 871
Sarah Korbel - 0415 393 898
Joe Doyle - 0435 937 864

Office Details

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



coaxing you into the fresh air. Purpose-built to celebrate in numbers, step outside and enjoy a spectacular alfresco sanctuary with an undercover pergola featuring a built-in BBQ kitchen and a gas log fire. Cook up a storm while the kids splash about in a dual-heated pool and spa!

The quartet of bedrooms are cleverly zoned upstairs, complemented by a versatile retreat or additional home office, ideal for slipping away for some quiet time. An opulent master suite graced with a north-facing balcony, a dressing room and a twin-vanity, dual-shower ensuite. Family-sized, the principal bathroom comes complete with a sumptuous spa bath, separate shower and a marble-topped vanity.

Under soaring ceilings, comprehensive features include a large laundry, a ground-floor powder room, extensive heating/cooling, security, storage solutions, a well-maintained garden and a remote-controlled 2-car garage plus additional driveway parking. Enjoying easy access to sand and sea, walk to Firbank and Brighton Grammars, the Royal Brighton Yacht Club, Middle Brighton Baths and Bay Street rail, retail and restaurants. This is prestigious Brighton living without a hint of compromise!

At a glance...

- * 4 bedrooms, 3 with built-in robes, main featuring dressing room, balcony and ensuite

- * Wide-reaching open-plan living and dining with cabinetry

- * Chef-friendly kitchen with granite surfaces and splashback, island bench, a Bosch oven/6 burner cooktop, and an Asko dishwasher

- * Inviting formal lounge with an open fireplace

- * Formal dining zone

- * Study or nursery

- * Home office or optional fifth bedroom

- * Versatile upstairs retreat

- * Principal bathroom with a spa bath and walk-in shower

- * Large laundry with a bench and cabinetry

- * Ground-floor powder room

- * Showpiece solar and gas heated pool/spa

- * Undercover deck with a gas log fireplace and an outdoor kitchen with a built-in BBQ on mains gas

- * Storage under stairs plus substantial solutions throughout
- * Light-filled atrium
- * Ducted heating and refrigerated cooling throughout plus a pair of split-system heating/cooling units
- * Secure video intercom entry plus an alarm system
- * Well-maintained and low-upkeep garden front and back with exemplary perimeter privacy
- * Garden shed
- * Large water tank
- * Auto-gated entry to a remote-controlled 2-car garage with internal/external access and storage capability
- * Additional driveway parking
- * Timber floorboards
- * Electric blinds, roller blinds, plantation shutters, textured curtains and outdoor awnings
- * Recessed down-lighting
- * Moments from schools, transport, shopping, restaurants, cafes, cinemas, parkland and the beach

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.

