

## 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 handpicked for ease of use.

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

4 2 2

PriceSOLDProperty TypeResidentialProperty ID2270

## Agent Details

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## 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 dualheated 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 twinvanity, 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

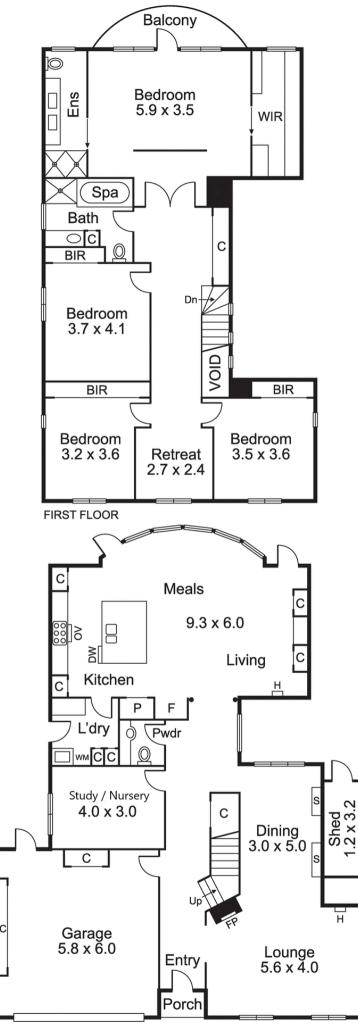
- \* Additional driveway parking
- \* Timber floorboards

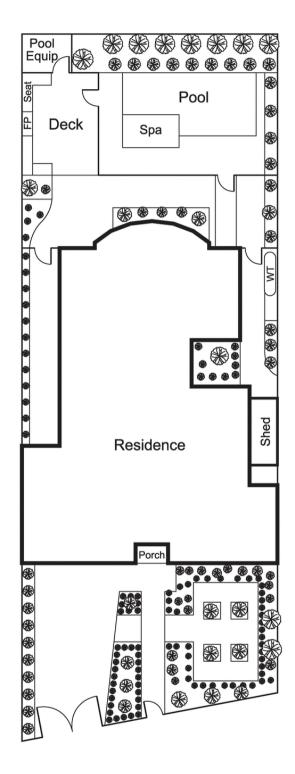
\* Electric blinds, roller blinds, plantation shutters, textured curtains and outdoor awnings

\* Recessed down-lighting

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

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