

SOLD



26 Loller St, Brighton



Style, Security & Space in an Unbeatable Location

This architecturally designed 3 bedroom, 3 bathroom family home cleverly combines contemporary design and high-end finishes with effortless flow. Maximising space and natural light at every turn, this is Middle Brighton living at its best and only a moment's walk to vibrant Church Street, Middle Brighton Station, premier schools and the beach.

Set over two levels, discover a positively peaceful formal lounge capturing an abundance of natural light and a centrally positioned skylit study with integrated cabinetry. This versatile space will add a professional touch to your workday and would work equally well as a retreat or fourth bedroom.

Take advantage of the designer Miele kitchen featuring an induction cooktop, 900mm oven and a variety of clever Hafele storage solutions. Complementing this space is a huge open-plan dining and family area with Jetmaster fireplace and integrated Bose and TV surround sound facilities. A substantial underground wine cellar with built-in racking and storage area will have all your entertaining needs covered.

3 3 2

Price	SOLD
Property Type	Residential
Property ID	856

Agent Details

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Offering a range of indoor/outdoor living opportunities framed by stylish banks of double-glazed glass, a sunny, north-west facing courtyard is purpose-built for relaxing and entertaining. A built-in BBQ adds a sense of occasion, nestled among the sleek Church Street Richmond Services-designed garden. Privacy is also assured with an established row of stunning ornamental pear trees providing shade, security and style.

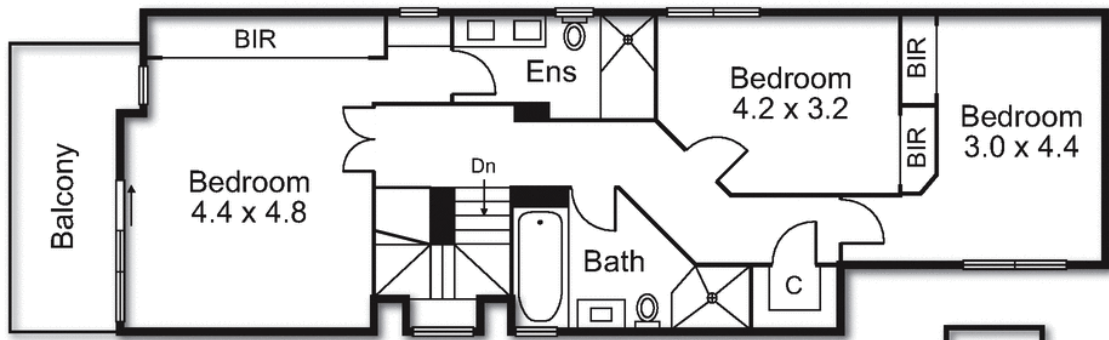
Boasting ducted heating and refrigerated cooling throughout, all 3 large bedrooms are set upstairs with the main featuring a balcony showcasing commanding neighbourhood views and a generous-sized en suite. Fixtures and fittings in all 3 bathrooms are supplied by Roger Sellers, creating a luxurious, prestigious and quality feel.

Designed and constructed to a meticulous standard, everything about this home feels right. Inspect today as properties of this quality, location and calibre are scarce.

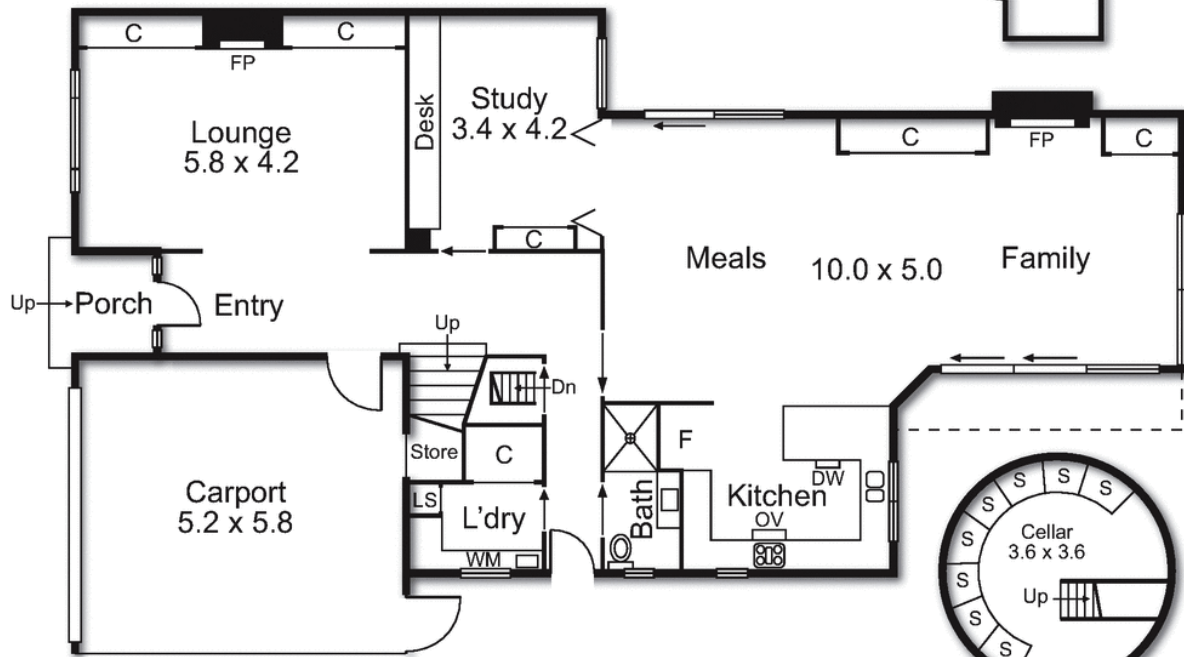
- * 3 large bedrooms with BIR, main with stunning Roger Sellers en suite and sweeping sunlit balcony
- * Spacious open-plan living and dining with Jetmaster open fireplace
- * Entertainers' Miele kitchen with induction cooktop, 900mm oven, Stone Italiana benchtops, glass splashbacks, plumbed fridge capacity and soft-close Hafele cabinets
- * Relaxed lounge room with Jetmaster open fireplace
- * Flexible integrated study/home office with easy access to open-plan area through bi-fold doors
- * Luxurious, fully tiled Roger Sellers bathroom featuring full-length bath and oversized shower
- * Laundry with built-in shelving and benches with handy chute from upstairs
- * Downstairs fully tiled Roger Sellers bathroom/powder room with shower
- * Large underground wine cellar with built-in racking and 500-plus bottle capacity
- * Remote-controlled double carport with internal and external access plus additional parking
- * Zoned ducted heating and refrigerated cooling
- * Bose surround sound system
- * Secure, solid-iron gated video intercom entry, fully alarmed
- * Exquisite Roman and Holland blinds

- * Chic American oak flooring, plush 100% wool carpeting
- * Positively private paved courtyard with plumbed BBQ
- * Low-maintenance manicured garden with water feature and irrigation system
- * Double-glazed windows and external glass doors
- * Rainwater tank and garden shed
- * Heavy-duty, reinforced Axolotl door
- * Moments from schools, transport, shopping, parkland, restaurants, cafes, beach

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CELLAR

