

SOLD

137 Male St, Brighton



## Single-level Victorian elegance with family flair

Metres from lively Bay Street in an unbeatable Brighton location, this picture-perfect, single-level 4 bedroom Victorian home irresistibly blends the contemporary flow of today with the timeless authenticity of yesterday.

Upon elegant verandah entry, discover an exquisitely corbelled and arched hallway branching off left and right with all bedrooms zoned to the front of the home. A versatile front bedroom currently being used as a home office could also be used as a formal sitting room, while the large main bedroom is substantially serviced by walk-in robes and a magnificent marble ensuite.

A luxe family bathroom makes excellent use of Carrara marble showcasing a full-size bath and handy twin vanity. Delightfully relaxed under towering ceilings, a formal lounge room flows through to remarkably roomy open-plan living and dining, a symphony of space and natural light. Adjoining this area, a marble-topped kitchen boasts high-end Miele appliances and a convenient walk-in pantry.

The generous use of glass emphasises the breadth of space with a

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Price SOLD for  
\$2,350,000  
Property Type Residential  
Property ID974

### Agent Details

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wall of bi-fold glass doors blurring the boundaries between indoors and out. Step outside to an entertainers' deck under a shady verandah, ideal for dining and lounging with friends and family. Perfectly proportioned with bamboo providing screening, this space will be used on a daily basis as a private sanctuary and outdoor room.

Beyond the traditional block-fronted elegance of this Victorian treasure, there is real function and flow at play. Comprehensive features include hydronic heating and air conditioning throughout, plush woollen carpets, secure alarm system, off-street parking, easy-care lawn, and a landscaped and leafy front garden charming the neighbourhood.

The home offers the full complement of period features including ornate timber-mantled open fireplaces, decorative cornices, original Baltic Pine boards, leadlight windows, a corbelled and arched hallway, soaring ceilings, updated slate roof, pretty picket fence, deep skirting boards, wrought-iron bullnose verandah, and a number of exquisite chandeliers complemented by intricate ceiling roses.

The exclusive address is second to none. Moments from the Bay Street shopping and entertainment strip, Brighton Primary School and Melbourne's leading private schools, North Brighton Station, William Street Reserve and a short walk to the foreshore, this investment cuts across time. Inspect with certainty today.

\* Up to 4 large bedrooms, versatile front bedroom could work well as a home office or sitting room

\* Main bedroom with WIR and stunning marble ensuite

\* Welcoming, light-filled formal lounge room

\* Spacious open-plan living and dining

\* Marble-topped, high-end Miele kitchen with walk-in pantry and entertainers' island bench

\* Skylit marble-topped laundry with ample shelving and storage

\* Luxury family bathroom with bath and oversized shower

\* Sheltered Merbau deck, perfect for outdoor dining, lounging and entertaining

\* Outdoor storage bench seat

\* Hydronic heating and a number of split-system heating and cooling units throughout

\* Alarm system

\* Plantation shutters and Holland blinds

\* Period features include corbelled and arched hallway, ornate timber-mantled open fireplaces, decorative cornices, original Baltic Pine boards, leadlight windows, soaring ceilings, updated slate roof, pretty picket fence, deep skirting boards, wrought-iron bullnose verandah, a number of exquisite chandeliers and intricate ceiling roses

\* Low-maintenance landscaped and established garden with shed tucked away on side of property

\* Moments from schools, shopping, transport, 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.*

