

**1 James Street, Brighton, Vic 3186**

**FREDMAN**

**Townhouse For Sale**

Thursday, 21 March 2024

**1 James Street, Brighton, Vic 3186**

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Area: 516 m2**

**Type: Townhouse**



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### **\$3.5 - \$3.8m**

Discover the refined sophistication & superior poolside setting of this meticulously renovated residence in a coveted Brighton cul-de-sac. A secure & private sanctuary on its own title, the luxurious residence showcases a carefully considered commitment to style & the utmost quality, standing proudly amongst designer north-facing landscaped gardens that demand the lowest maintenance. Ready to move into with nothing to do, the beautiful property delivers a highly desirable floorplan that features an optional ensuite master on the lower level, sure to capture the attention of multi-generational families or even downsizers seeking a luxury low maintenance lifestyle. Herringbone floors, decadent stone & stretches of glass feature throughout the renovation while soaring above the high calibre accommodation, a mesmerizing literal "hole in the wall" is a clever design feature that provides a portal for light & visual continuity. The expansive entertaining zone with its walls of glass is flooded with northern light – embracing an eye-catching pebble fireplace for the winter, it spills out to the sun-drenched alfresco deck that is wrapped in smart landscaping & leads to the stunning fully-tiled heated lap pool. Exquisite in design, the gourmet kitchen is of the highest quality, appointed with high-end Wolf cooking appliances alongside an integrated Liebherr fridge/freezer & Miele dishwasher. Luxury stone that waterfalls to the ground on the island bench is replicated in the glorious bathrooms. An upstairs retreat with workstations widens the appeal for families while ready to impress, the breathtaking hotel-inspired primary suite showcases reams of storage & a simply stunning bathroom with freestanding bath, double rain-head shower & twin vanity. A third double bedroom with built wardrobes upstairs plus a dedicated study (or 4th BR) on the ground floor are on the long list of highlights together with a luxe bathroom on each level whilst a full laundry opening to the deck rounds off the floorplan. Zoned ducted heating/cooling, a double garage & long exclusive gated driveway with intercom finalise an exceptional offering. A rare & highly-desired opportunity in the heart of Brighton. Within moments of cafes & shops, close to elite schools & a stone's throw to the beach. Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to appropriate legal documentation to complete your due diligence.