

**101/1 Bryson Avenue, Brighton, Vic 3186**

**NICK JOHNSTONE**

**Apartment For Sale**

Monday, 6 November 2023

101/1 Bryson Avenue, Brighton, Vic 3186

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 233 m2**

**Type: Apartment**



Bert Geraerts  
0418514090



Katie Mactier  
0412541642

## PRIVATE SALE - MUST BE SOLD

Enormous Single Level Lifestyle Sensation on the Edge of Church Street Possibly the best priced apartment in Brighton, this first floor residence is positioned to the rear of the prestigious 'LIVE' boutique development and boasts a spacious interior (233m<sup>2</sup> approx.) plus an external 31.5sqm terrace with high-quality appointments, tasteful finishes, a pleasing mix of warm and cool neutral tones & curved feature walls. The location is highly convenient, nestled in a tree lined Cul-de-sac, within an easy walk to Church Street, Middle Brighton Station, the beach, and elite schools including Firbank and Brighton Grammar. The living space features beautiful wide oak timber floors, bespoke cabinetry, and an open plan living & sunlit dining zone, leading out to a charming & expansive, north-westerly facing terrace. The overall design is both functional and luxurious, making it an ideal space for entertaining guests. The kitchen is immaculately finished with marble benchtops and top-of-the-range appliances, including two WOLF ovens, a five burner WOLF stove top, and integrated fridge and freezer. The master suite includes a walk-in robe, BIRS and deluxe ensuite with exquisite marble tiling & oversized rain shower. Additionally, there are two further robed bedrooms (one with private ensuite), the other is serviced by an opulent central bathroom. Other features include a built-in home office, wool carpets, two-way laundry, basement parking for two cars, two storage cages, zoned ducted heating & cooling, wine cellar, and a secure intercom entrance. Overall, this property offers the ultimate in privacy and is sure to impress. At a glance... 3-bedroom, 3-bathroom single level first floor apartment. Alfresco terrace with north - westerly orientation – ideal for indoor/outdoor living. Open plan living & dining area with oak floors and bespoke cabinetry. Large marble topped kitchen with top-of-the-range WOLF appliances. Integrated fridge/freezer. 3 generous bedrooms (master with WIRS & ensuite). Custom built study nook. Wine cellar. Laundry. Basement parking for two cars plus two storage cages. Zoned ducted heating & cooling. Lock and leave lifestyle. Property Code: 2761