

**12 Lubrano Street, Brighton East, Vic 3187**



**Sold House**

Wednesday, 27 March 2024

**12 Lubrano Street, Brighton East, Vic 3187**

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Type: House**



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**\$3,365,000**

This spectacular Hampton's style family home of luxurious proportions, stunning green aspect & immaculate presentation is superbly equipped to answer all the demands of a modern family lifestyle. A picturesque enclosed front garden setting greets you on arrival, while on the interior immaculate timber floors flow seamlessly down the wide entrance hallway introducing a formal lounge, a light capturing internal courtyard space & culminate in the breathtaking heart of the home. Here an expansive open plan living & dining zone with built-in cabinetry & gas fireplace opens out to an undercover alfresco area with built-in BBQ & outdoor heaters for year round alfresco entertaining overlooking a blissfully private rear garden sanctuary with solar/gas heated pool & lush garden surrounds. While a gourmet stone kitchen & butler's pantry with an oversized central island bench, breakfast bar, an abundance of soft close cabinetry, walk-in pantry, a suite of high end Miele appliances (including 2 x steam ovens, integrated dishwasher & induction cooktop) & an integrated Liebherr fridge/freezer leads through to a laundry (with laundry chute) & mudroom with storage galore. Downstairs also features a study/fifth bedroom with semi ensuite. A striking staircase with glass balustrade leads upstairs & delivers a main bedroom with large walk-in robe & luxe ensuite with bath & shower, while a custom built study nook, large landing retreat, three additional good sized bedrooms with mirrored built-in robes, one with stylish ensuite & the other two serviced by a sparkling central bathroom with shower, bath & separate toilet complete the accommodation. This exceptional family home, on 667m<sup>2</sup>\* allotment, also features ducted heating/cooling, a double auto garage, fully automated irrigation system, alarm, Solar System: 20 Seraphim 330 WATTS SUNGROW 5KW, integrated sound system, video intercom & keypad entry & plantation shutters. All superbly positioned in a magnificent Brighton East location within the coveted Gardenvale Primary School zone close to vibrant cafes, local shopping strips, parklands & transport.

\*Approximate Title Dimensions.