

**16 Norwood Avenue, Brighton, Vic 3186**

 Real Estate

**House For Sale**

Wednesday, 17 April 2024

**16 Norwood Avenue, Brighton, Vic 3186**

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 4**

**Area: 1244 m2**

**Type: House**



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## Expressions of Interest close 14 May 1pm

Prestigiously located in one of Brighton's most coveted beachside neighbourhoods, this grand, circa-1930s solid brick California Bungalow on 1244 sqm\* will captivate with a host of unique and outstanding features including a championship-size north/south tennis court. Cherished by the same family for almost four decades, the six-bedroom home's classic features, such as timber batten panelling, ornate picture rails, fireplace with overmantel, and box bay windows, have been meticulously restored and maintained, while the classic styling has been continued in a later architect-led renovation and extension, with fittings and custom joinery that match the home's original dimensions and features. The expansive ground-level living spaces include formal and informal living and dining areas, and the open-plan family zone, headed by a central entertainer's kitchen with an impressive Rosieres freestanding gas/electric cooker, which looks out over the mod-grass floodlit tennis court. Fitted with a basketball hoop the court is the perfect space for grand-scale parties or a kids' play area when not hosting a friendly neighbourhood game. Adding to the home's leisure amenity is a swim spa/plunge pool, perfect for post-match relaxation. There are two bedrooms downstairs including the main with a walk-in robe and shower ensuite, a downstairs bathroom, and laundry with external access. The light-filled upper-level offers bay glimpses and sea breezes, and comprises a further three bedrooms, all with built-in robes, separate bath, shower, and powder rooms, and a sun-drenched northerly facing home office with treetop vistas and water peeks. Storage is abundant throughout including an understairs wine storage space, and under-roofline storage in the upper-level rooms including a kids' 'secret' playroom. Additional features include 46 solar rooftop panels that vastly reduce power bills, split system heating/cooling plus ducted heating, double carport, plus off-street parking, security system, pure wool carpets and the home is surrounded by lovely established gardens and includes an original brick workshop/shed. In the heart of Brighton's most coveted beachside lifestyle precincts, so close to the foreshore, Bay Trail and the iconic bathing boxes. Walk to Church Street cafes and boutiques and in walking distance to some of Melbourne's most prestigious schools including Brighton Grammar, Firbank Grammar, Haileybury College and St. Leonards Colleges, and close to either Brighton Beach or Middle Brighton stations.\*approximate land size