

**18 Asling Street, Brighton, Vic 3186**



**House For Sale**

Wednesday, 6 March 2024

**18 Asling Street, Brighton, Vic 3186**

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 1758 m2**

**Type: House**



Sarah Case  
0439431020



Chelsie Cargill  
0404561988

## Private Sale

A private oasis nestled in 1758 sqm (approx) of beautifully landscaped grounds, magnificent Higham Grange c.1902 is a landmark Federation residence exquisitely renovated to provide a large and luxurious family sanctuary with salt chlorinated heated pool and spa, gym, steam room and flood-lit north-south tennis court. Surrounded by prestigious family homes only footsteps from Bay Street, train station and esteemed private schools, its lavish five-bedroom three-bathroom accommodation offers a lifestyle of resort style living and unforgettable entertaining in one of Brighton's most sought-after precincts. Designed in the romantic Queen Anne style, the home's rich tuck-pointed façade, arched feature windows and deep return verandah are the very essence of timeless elegance framed by glorious, landscaped gardens. At the rear, a superbly executed renovation delivers consummate contemporary excellence, unfolding through auto sliding glass doors to surrounding entertaining areas overlooking the mod grass tennis court, crystalline pool and spa with cascading water feature and separate gym with steam room. Beyond its original leadlight entry, a wide foyer with signature decorative arch gathers a series of stunning original rooms adorned with soaring ornate ceilings and period fireplaces. A spacious study with gas fireplace and formal living room with bay window and marble open fireplace are accompanied by the palatial main bedroom suite with bay window, fully fitted walk-in robe/dressing room featuring central storage island, sun terrace and sumptuous private ensuite. Large open plan living and dining areas include a gas wood fire and built-in window seating aside a superbly sophisticated Silestone kitchen whose exceptional culinary design includes a huge custom-designed central island with pop-up TV, integrated Sub-Zero column fridge, freezer and 146-bottle wine cabinet with white/red temperature control, built-in Miele coffee machine and microwave, Wolf induction cooktop, wall and steam ovens, Zip Hydrotap and butler's pantry with sub-floor cellar. Outside, alfresco dining takes place beneath strip heating aside a Gaggenau BBQ kitchen with teppanyaki plate and integrated Liebherr bar fridge. Four additional bedrooms include three positioned upstairs in their own domain with built-in robes and desks, rumpus retreat and family bathroom, the fifth bedroom in an ideal guest wing with robes and adjoining bathroom. As expected of a home of this calibre, an exhaustive list of other highlights starts with a ground floor powder room and laundry with drying cupboard, hydronic heating plus zone ducted heating/cooling, ducted vacuum sweepers, American Oak hardwood floors, excellent built-in and attic storage, Control4 home automation, multi-zoned entertainment system inside and out, wireless controlled salt chlorinated heated pool with spa and in floor cleaning, CCTV and alarmed security, 80,000-litre water storage with a zoned irrigation system, in-ground trampoline, kids cubby house and remote double garage with storage. Walk 200m to Bay Street boutiques, cafes, restaurants and bars or North Brighton Station for a quick trip to the CBD and MCG, enjoy a short stroll to Firbank and Brighton Grammars, Brighton Primary, and famous Church Street with minutes to the beach, Royal Brighton Yacht Club and Middle Brighton Pier.