

**1D Regent Street, Brighton East, Vic 3187**

FOLLETT & CO

**House For Sale**

Friday, 26 April 2024

**1D Regent Street, Brighton East, Vic 3187**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## **EOI closing Mon 20th May at 3pm**

This spectacular four bedroom plus home-office, 3 bathroom + 2 powder room residence redefines prestige family living for today's low maintenance lifestyle. Uncompromising by design with an in-demand triple zone family floorplan, this exceptional home accommodates every stage of life with suites upstairs and down, a professional work-at home-office lit by a soaring skylight and living for every occasion; in a refined formal lounge, voluminous north-facing poolside living-dining, and a quiet first-floor zone. With luminous ground-floor spaces wrapped in soaring walls of commercial-glazing (most double-glazed and many oriented to north sun), the home shines with an elite Miele appliance kitchen (with every appliance from 900mm induction cooktop, to espresso-machine), a true butler's pantry (with a second semi-integrated dishwasher) and a fully-appointed laundry with Miele washer and dryer. Curated with authentic marble benchtops (waterfall for the kitchen), solid American Oak floors and streamlined auto-blinds - all set beneath up to 3.4m ceilings, the home features luxe bathrooms cocooned floor-to-ceiling in marble tiles, designer fittings including a curvaceous freestanding bath, and bespoke storage including mirrored and walk-in robes. Shining with every conceivable luxury from 4-zone climate-control, to ducted vacuum, the home is secured by alarm, 3-camera CCTV, video-intercom, and keyless entry. With lighting, audio and blinds managed via the Wiser Smartphone app, this high-technology home showcases exceptional attention-to-detail with extensive sensor-lighting...even high-tech screens are included - one with a discreet 'picture-frame' format! Walled by lush green-hedging in carefree poolside grounds, the home wraps a cutting-edge fully-tiled dual-heated lap-pool in sun-bathed style ...and includes a generous double auto-garage under the roofline. Located for family life within equally easy reach of the central Brighton grammar schools and the South Rd colleges in the tight Brighton Beach Primary School Zone, this exceptional family residence has parks all around (including Lucas St Reserve just down the road) and minutes to Church St's café society and Dendy St beach.