

**2/17 Warriston Street, Brighton, Vic 3186**

**KAY & BURTON**

**Townhouse For Sale**

Friday, 14 June 2024

2/17 Warriston Street, Brighton, Vic 3186

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Alex Schiavo  
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Tony Ryan  
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## Expressions of interest close 30 July at 5pm

Presenting a prestigious Brighton lifestyle steps from Bay Street's famed shopping and dining scenes, this exquisite light-filled residence offers a harmonious blend of heritage architecture and contemporary luxury. Incorporating state-of-the-art interior design, the three-level home is serviced by a private internal lift on the ground and first levels, showcasing an abundance of space and comfort with the flexible floorplan and soaring high ceilings. Presenting an open-plan living and dining with floor-to-ceiling glass windows and doors opening through to the private sun-drenched north-facing courtyard. The sparkling stone kitchen with central island is fully-equipped with Gaggenau appliances (pyrolytic and comb-steam oven), integrated dishwasher and Liebherr fridge/freezer, and workstation. The first floor provides three bedrooms, each serviced with an ensuite, including the main accommodation with a freestanding bath and double stone vanity. The versatile layout includes a top-floor private retreat, as well as a fourth bedroom or option for home office. Extensive appointments throughout including wide bodied engineered European Oak timber flooring, gas fireplace, extensive storage, 6-star energy rating, laundry, powder room, security alarm, video intercom system, ducted heating/cooling, and two secure car parks. Within easy reach of revered Firbank and Brighton Grammar Schools, while zoned to respected Brighton Primary and Secondary College, it's an easy walk to the local Palace Cinema, North Brighton Station, and open expanses of Landcox and Hurlingham Parks, with Church Street and Brighton's sublime beachfront just moments away.