

**22 Downes Avenue, Brighton, Vic 3186**

**FREDMAN**

**Sold House**

Wednesday, 4 October 2023

22 Downes Avenue, Brighton, Vic 3186

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 730 m2**

**Type: House**



Joel Fredman

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## Contact agent

An intoxicating blend of refined elegance, period charm and a contemporary entertainer's lifestyle give this tranquil family residence a hard-to-find presence all of its own. Tucked in a tree-lined avenue opposite the lush greenery of Kamesburgh Gardens, this is a Blue Chip beachside lifestyle in the heart of Brighton proper. Be immediately captivated by the established front garden and classic Californian bungalow facade enhanced by Art Deco accents of striking geometric leadlight motifs, then once inside discover a home of pared-back splendour featuring grand proportions, decadent details and soaring decorative ceilings. Sure to tug at the heartstrings, the layout provides a formal lounge with a sweeping arched fireplace - further on is a gracious dining room with scope for large-scale soirées. But the real focal point is the rear entertaining zone that boasts oversized windows framing views of the low maintenance mod-grass garden (basketball hoop) and solar heated pool. Entertaining is easy out on the large alfresco deck which boasts a retractable awning, while the expansive stone kitchen offers masses of storage and preparation space along with a full suite of Miele appliances including dual ovens and an integrated dishwasher. A dedicated study for those working from home and a downstairs playroom gives all family members somewhere to call their own - also on this level is an oversized double bedroom with a beautiful box bay window and serviced by a luxe nearby bathroom. The primary suite is upstairs with a lavish dressing room/wardrobe and renovated bathroom boasting a twin vanity and bath, two further supersized bedrooms (BIRs) are also offered sharing another sparkling bathroom. The array of comforts and conveniences include a pantry/laundry with drying cupboard, zoned ducted heating & cooling boosted by a split system plus a double carport with auto gate. With this high-echelon property comes a high-calibre locale. Within a walk of both North Brighton & Gardenvale stations, close to dining options & boutiques there are also quality schools including Brighton Grammar, Firbank and Star of the Sea reachable on foot, while the soft sands and sparkling waters of the bay are also just a heartbeat away. Disclaimer: Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to appropriate legal documentation to complete your due diligence.