

**22 Laburnum Street, Brighton, Vic 3186**

**KAY & BURTON**

**House For Sale**

Tuesday, 21 May 2024

22 Laburnum Street, Brighton, Vic 3186

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 670 m2**

**Type: House**



Matthew Pillios

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## **Auction Saturday 22nd June at 2:30pm**

Exquisitely reimagined and meticulously renovated by luxury Bayside architects and builders McKimm, this as-new premier contemporary abode is a testament to unparalleled indoor-outdoor living and sophisticated entertaining. With every corner transformed with an eye for quality, its architecture ingeniously wraps around a sun-drenched, north-facing pool area, enhanced by expansive windows and sliding doors, inviting a deluge of natural light to permeate every corner. Formal living and dining rooms are elegantly anchored by an open fireplace with a Venetian plaster surround, leading to the premium kitchen with grey marble benchtops, high-end Bosch appliances, a Zip Tap for instant hot and cold filtered water, and a generously sized walk-in pantry. Adjacent, the family room opens through bi-fold doors to the covered outdoor dining area and the low-maintenance gardens, creating a flawless connection to the leafy alfresco areas for entertaining. Upstairs, the layout includes four bedrooms and a home office, which is designed with dual workstations and benefits from a northern aspect. Two luxurious bathrooms cater to the three robed and spacious bedrooms within the north-facing hallway, whilst the main suite offers areas for relaxation, a fitted walk-in robe, and a lavish ensuite with a freestanding bath. The ground floor boasts a fifth bedroom for guests with private access through the secure front garden. Located within easy reach of Dendy Street and Were Street Villages, as well as Church Street's bustling retail and dining precinct, this residence promises unmatched convenience. Prestigious schools, the beach and Middle Brighton station are just moments away, while the home offers the pinnacle of luxury living with oak flooring, alarm and CCTV, ducted heating, split system air conditioning, intercom and a double remote garage with additional off-street parking, behind auto gates.