

22 Normanby Street, Brighton, Vic 3186

 Real Estate

Sold House

Thursday, 21 September 2023

22 Normanby Street, Brighton, Vic 3186

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1030 m2

Type: House



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Surrounded by wide, wisteria-draped verandahs in a glorious garden setting, this enchanting Edwardian with contemporary enhancements is beautifully located in one of Brighton's most historic streets - with the sea baths at one end, and Church Street boutiques at the other. A welcoming grand entrance foyer heralds the home's majestic proportions and ornate features including leadlight windows, fireplaces, cornices, and fretwork. Original Baltic pine floorboards sweep along extra-wide hallways, topped by soaring ceilings flooded with natural light. The garden-facing front rooms include an elegant formal lounge and the master bedroom with marble ensuite features a multi-panelled box bay window framing a stunning jacaranda. The spacious formal dining room with OFP has dual access leading via a glass covered atrium to the modern rear extension. There are three further good-sized bedrooms along the central hallway, the main marble bathroom with twin vanities and a separate powder room. Encircled by atrium-like walls of glass, the open plan living/meals and kitchen zone looks out to the paved alfresco area and oasis-like rear garden with sparkling swimming pool. Designed to enchant, a whimsical 'secret garden' hidden behind established flowering trees, including a magnolia and crab apple, provides a shady spot to relax in summer. The modern chef's kitchen has black granite benchtops, and top-end stainless steel appliances including a 900mm Miele gas/electric cooktop. The textured, terracotta tiled flooring has under-floor heating, and there is hydronic heating throughout, with additional split system A/C's. Facing the rear garden is a delightful home-office/retreat which could be used as a movie/games room or guest accommodation, and upstairs in another study/studio plus an attic storage room. Exceptionally fitted out, in both the original and modern sections, there are masses of storage, BIRs in all bedrooms and clever cabinetry including an airing cupboard in the marble laundry and a super-handly box room. Includes auto blinds in the atrium section, auto front gate, garden watering and lighting, auto DLUG plus OSP and back-to-base security. On a large 1030sqm (approx.) block, the location is truly outstanding, just a few doors to the Brighton Baths, Royal Brighton Yacht Club, beaches and equally close to Church Street boutiques, cafes, and restaurants. Brighton Grammar and Firbank are in walking distance, along with Brighton Primary and St Joan of Arc and Middle Brighton station.