

**388 Bay Street, Brighton, Vic 3186**



**Sold House**

Friday, 6 October 2023

**388 Bay Street, Brighton, Vic 3186**

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Julian Augustini  
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Romana Preston  
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## Contact agent

Inspect by registered appointment Wednesday 4th October at 11am - 11.30am or Wednesday 11th October at 11am - 11.30am. Please contact Julian Augustini on 0418 558 408 to register to inspect. Make history on the Bay St hill with a Victorian beauty, flexible business and residential possibilities, and the location of a lifetime. Marking the intersection of Male St's blue-chip residential precinct and Bay St's professional strip, Salford c.1888 is a landmark Victorian-era property comprising a grand tower-entrance five bedroom plus study, two bathroom home, a two-storey stables-conversion (currently a unique local retail business), and approx. 760sqm corner grounds with auto-gated two-car accommodation. Designed by notable Victorian architect, William Tibbits, the home has accommodated fine families, serviced multiple medical practices, housed high-profile politicians and welcomed celebrity guests. Part of the fabric of Brighton society for almost 140 years, the property now greets the future with grace, grandeur and great potential. Set in high-walled gardens with an elaborate iron-lace veranda on Bay St, and a secondary all-ability entry from Male St, this impressive residence is graced with the finest detail of the era; including an arched ruby-glass entry opening to a high-arched hall, 8 working fireplaces (all but one, marble) and 14' ceilings rising above original Baltic Pine floors. With fine formal lounge and dining rooms opened up for today's gracious living, and a rear sitting-room adding period grace to family life, the home provides an imposing professional home-office (or fifth bedroom) via the Male St entry, and a second study beyond a skylit central vestibule. Renovated with respect, inside and out, the home welcomes today's living with a glossy granite kitchen with Miele dishwasher, elegant bathrooms (main with marble-topped dual vanity and freestanding bath) and contemporary comforts including new six-star two-zone ducted heating, reverse-cycle air-conditioning, and high-specification security including house and garden alarm systems plus CCTV surveillance. Set in formally landscaped surrounds, the stables are converted as individually-metered, lettable premises, with two levels of flexible space including kitchen, bathroom and a balconied 'blank-canvas' upper level – all easily configured for separate business, investment or self-contained residential use. Topping the retail strip in eye-catching style within steps to the strip's major-brand supermarket, this corner property looks to the future within 450m of North Brighton station, a couple of blocks to Nepean Hwy's major arterials, and minutes to the central Brighton primary and private schools. For further details please call Julian Augustini from Hodges Brighton on 0418 558 408 or Romana Preston from Hodges Brighton on 0401 066 909. Conjunctional Agent: Fitzroys. Contact Mark Talbot 0409 222 411 or Tom Fisher 0417 980 824.