

**4/28 Esplanade, Brighton, Vic 3186**

**KAY & BURTON**

**Apartment For Sale**

Tuesday, 30 January 2024

4/28 Esplanade, Brighton, Vic 3186

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 228 m2**

**Type: Apartment**



Jamie Driver  
0400126612



Peter Kudelka  
0418319439

## Contact Agent

Perfectly located on Brighton's prestigious Esplanade, this sublime, newly-built masterpiece combines panoramic bay views with contemporary designer style to offer a luxurious, low-maintenance lifestyle for the discerning buyer. Thoughtfully designed by Wood Marsh Architecture to frame the endless bay views, the strikingly architectural residence spans half a floor and showcases chic interior design, quality craftsmanship and the inspired use of the finest materials, fixtures and finishes. Entering the light-filled, first-floor apartment, the eye is immediately drawn to the airy sanctuary which is the expansive living, dining and kitchen space – and those majestic views of Port Phillip Bay through the floor-to-ceiling sliding doors. A sunny private terrace with a preferential north/west aspect is the perfect spot for a morning coffee or alfresco entertaining. Keen chefs will enjoy the flawlessly well-appointed kitchen with its stunning, curved marble island bench, marble benchtops and premium Gaggenau appliances including an induction cooktop, oven and steam oven plus integrated Fisher & Paykel French door fridge. The luxurious attention to detail continues with the tranquil master suite, which enjoys a beautifully generous walk-in robe and a sparkling ensuite with an oversized, walk-in shower and freestanding bath. Two further bedrooms with built-in robes are serviced by another beautiful bathroom with marble vanity while a second lounge room in the middle of the apartment provides more space to spread out. Other features of this magnificent 8.3-star energy-rated home include a fully tiled laundry with extensive cabinetry and Miele washing machine and dryer, an exquisite powder room with curved marble vanity and feature lighting, three-metre-high ceilings and oversized doors. Further appointments include basement parking for two cars with storage, energy efficient, thermally broken double-glazed windows, lift from the basement, ducted reverse cycle air conditioning, electric underfloor heating in the bathrooms and security entry system. Located directly opposite Green Point Park and perfectly positioned between Brighton Beach and Brighton Middle Beach, this incomparable residence is just minutes to Church Street Village, Bay Street shops, cafes and restaurants and Brighton Beach station.