

**400 New Street, Brighton, Vic 3186**

**FREDMAN**

**House For Sale**

Saturday, 18 November 2023

400 New Street, Brighton, Vic 3186

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 4**

**Area: 1253 m2**

**Type: House**



Joel Fredman

## **Sale By Set Date | Tues 12 Dec 5pm**

Best & Final Offers to be Submitted by Tuesday the 12th of December at 5pm. With inimitable gardens personally curated by Paul Bangay to complement the exceptional Stonnington build, this breathtaking state-of-the-art resort-style Brighton property is rich in the principles of biophilic design, creating a wellness-inspired contemporary family sanctuary complete with a swimming pool and full-size tennis court. Privately and securely set on more than a quarter of an acre (1,253 sqm approx.), this exceptionally located property is just metres to Golden Mile foreshore. Built around a series of stunning 'garden rooms' including a Japanese-inspired fishpond, the impressively designed home has lush, nature-inspired outlooks from multiple aspects, including a gorgeous gas/solar heated pool for summer days. The expansive open-plan living space is flooded with natural light, and flows seamlessly to the alfresco entertaining zone with an automated awning perfect for viewing the 'advantage pro' mod-grass tennis court with match-grade LED lighting, and also fitted with an adjustable professional-grade basketball ring. Back inside, the sleek white-stone culinary space features an island bench, Miele appliances including an induction cooktop, an integrated dishwasher and fridge/freezer, complemented by a butler's pantry with an additional dishwasher. A custom-fitted home office, a serene pond-view second lounge or gym, powder room with shower, and stone laundry with drying cupboard complete the ground floor layout. Upstairs are the four bedrooms (or 3 plus rumpus), all fitted with sleek custom robes. Three of the bedrooms have ensuites including the opulent master suite, which overlooks the tennis court and features a walk-through dressing room and a beautifully appointed bathroom with a free-standing tub. The ultimate location, you are only a short walk to Bay and Martin street shops and stations, leading schools including Star of the Sea, Firbank Grammar, Brighton Grammar, with the beach and Elsterwick park also only moments 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.