

41 Union Street, Brighton East, Vic 3187



House For Sale

Thursday, 1 February 2024

41 Union Street, Brighton East, Vic 3187

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 356 m2

Type: House

\$1,800,000 - \$1,900,000

Architect designed by Richard Swanssen and built by master builder Adrian Campbell in an exemplary manner, this open plan European-inspired residence is a timeless rarity with an emphasis on generous space and light. Superbly positioned on a tree-lined boulevard between Hurlingham Park, Landcox Park and near Allnutt Park, it's zoned for Gardenvale Primary School and close to local colleges. A short walk to Bay Street shopping and North Brighton station, walk to Hawthorn Road 64 tram to the city. A classic portico welcomes guests to a wide impressive entrance foyer and into a breathtakingly expansive formal lounge and dining, with a long wall of storage and display cabinetry. Four sets of floor-to-ceiling French doors in this room bring in an abundance of natural light and botanical views from all windows. Open plan living continues with glass sliding doors to the large family room zone with its northern aspect and dramatic dining atrium overlooking the lush garden aspects. An excellent granite kitchen with large serving bench and updated Siemens appliances also enjoys the outlook, and the compact laundry has extensive high deep cupboards. The guest powder room and understairs storage complete the ground floor. The double remote controlled garage has practical storage cupboards and useful off-street parking. Two interior doors open from the garage into the house. The rear garden and third entertaining zone provides north-fronting alfresco living amid cool greenery, a paved terrace with large motorised awning and sun-protected rear windows. Upstairs is the stunning main bedroom wing with treetop views across the whole frontage. Luxurious in size and quality with stylish twin vanities, it includes a rare elegant dressing room with wide window outlook to the park. Two further fitted bedrooms (one is main bedroom size) are serviced by a timeless second bathroom. A valued genuine fully fitted study has northern orientation and space for a single guest bed if required. Fine craftsmanship is obvious, in the double herringbone parquetry timber floors, the Emporite cabinetry, the custom made joinery throughout and sashless long windows of the atrium. This is complemented by high ceilings throughout, ducted heating/cooling upstairs, reverse cycle air conditioning downstairs, a gas fire and radiant electric ceiling heating in the entertaining zones. This beautiful residence stands as a tribute to creative architecture.