

**5/164 Esplanade, Brighton, Vic 3186**

 **REALESTATE**

**Townhouse For Sale**

Friday, 17 May 2024

5/164 Esplanade, Brighton, Vic 3186

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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**\$1,500,000 - \$1,600,000**

Rich in Art Deco glamour and charm, this unique three-bedroom residence within Brighton's iconic 'Seascape' circa-1930s environs, will captivate with its ornate original features, private sun-drenched alfresco courtyards, and outstanding water vistas. Discreetly and securely positioned behind the main Esplanade-facing residence, with rear access from Victoria Street, the double-storey solid-brick apartment shares a lush communal garden and utility spaces complemented with sea breezes and Bay views. Ornate, original features include iconic Deco leadlight windows, timber mantles and picture rails, and intricate geometric plasterwork sprawled across high ceilings. Adapted and enhanced over the years, the layout comprises downstairs open-plan living and dining spaces with French doors opening to a wrap-around patio courtyard, and a gourmet kitchen with stone benchtops, and Smeg and Bosch appliances including a gas cooktop, oven and dishwasher. Upstairs are the three bedrooms, two with study nooks, and the main with a walk-in robe fitted with original leadlight doors and water views. The luxe ensuite also has sea views, and the fully tiled main bathroom's design includes a Japanese bathhouse-inspired wetroom. Original polished timber hardwood flooring downstairs is complemented by plush carpets upstairs, and the home is equipped with central hydronic heating, plus two split-systems upstairs. There is also an out-building/laundry that adjoins the sunny rear terrace, which could be an ideal studio/work-from-home space, and a single garage with access from Victoria Street. This blue-chip beachside address, directly opposite the sands of Brighton Beach and the Bay Trail, is perfectly positioned to enjoy the privileges of Bayside living, just a short walk to Church Street, Royal Brighton Yacht Club, shops, stations, Brighton Grammar School and Firbank Grammar.