

# 50 Warleigh Grove, Brighton, Vic 3186

FOLLETT & CO

## Sold House

Saturday, 19 August 2023

50 Warleigh Grove, Brighton, Vic 3186

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Justin Follett  
0405996822

## Contact agent

A truly unrivalled expression of streamlined space and exceptional designer quality with a commanding street presence, this stunning 4 bedroom, 3 bathroom entertainer links 3 lift-driven levels in a pure position of prestige. Magnificently modern, the home is drenched in natural light with gallery-inspired living, dining and entertaining zones unfolding over an impressive 41.62 squares of luxury (approx.). Discover a relaxed and wide-reaching living room on entrance level underpinned by floating cabinetry and an immersive clerestory window aspect of the swimming pool outside. Enjoy an effortless connection with a paved courtyard, anchored by a majestic gum tree and a resort-style pool. Boasting landscapes designed by the renowned John Patrick, entertaining will be your default position with all of this alfresco indulgence at your disposal. The principal open-plan living/dining space is staged upstairs under towering ceilings with the natural warmth of lightly toned European oak underfoot. Designated zones for living and dining are spectacularly book-ended by a perfect pair of balconies, one overlooking the street below through established treetops, the other revealing a delightful blue-water glimpse of Port Phillip Bay. Inspired, inviting and immaculately presented all at once, a top-of-the-range, Italian-made Snaidero kitchen is finished in exquisite marble and features an imposing 5.8 metre island bench with a dining component plus the full suite of Miele appliances including an induction cooktop, twin ovens, plate warmer and a dishwasher. This chef-friendly workspace is further enhanced by a concealed and integrated Fisher and Paykel fridge/freezer. Each light-filled level is a testament to thoughtful planning with a main bedroom on ground and first floors. The generously sized and robed ground-floor arrangement ensures those overnight guests will be well rested, serviced by a fully tiled ensuite with a luxe rainfall shower. Palatial and sunlit, the upstairs main bedroom comes complete with a private balcony, fully fitted walk-in robes and a twin-vanity ensuite with marble detailing, a sumptuous freestanding bath, a make-up application area, concealed shower and a separate WC. The remaining pair of robed bedrooms are connected by a balcony, while a principal twin-vanity bathroom is graced with a standalone bath and walk-in shower. The use and consistency of high-performing materials is a design triumph with handpicked Italian marble a sleek standout throughout so many of the spaces. Superior inclusions include powder rooms upstairs and down, commercial-grade European double glazing, quality Pianca cabinetry and joinery, an Italian-manufactured internal lift, Somfy remote-controlled blinds, zoned reverse-cycle heating and refrigerated cooling plus hydronic heating over 3 levels, a remote-controlled 2-car garage, and video intercom in tandem with a secure alarm system. No expense has been spared to make your life as carefree as possible. Set on a tranquil tree-lined street metres from Bay Street, take a short stroll to your favourite cafes, supermarket shopping, leading schools, city-bound trains and the local beach. Live the life you love today!