

# 52 Warleigh Grove, Brighton, Vic 3186

FOLLETT & CO

## House For Sale

Friday, 3 November 2023

52 Warleigh Grove, Brighton, Vic 3186

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Justin Follett



Sonja Sendin  
0406811040

## EOI Closing Mon 13th November 3pm

Bold by design, brilliant with light and beautifully positioned in the Bay St precinct, this uncompromising 4 bedroom, 3.5 bathroom, 3-level residence takes low-maintenance luxury to a new level. Rising from a pool-wrapped lounge, to a dedicated bedroom level, to breathtaking bay-horizon view, top-level living, this innovative design adapts to every lifestyle with pool-view and balconied master-suites, an Italian-made Platinum elevator over all three levels...and leafy treetop and picturesque rooftop views at every turn. Making dramatic architectural statement, this towering 42sq design features a Miele-appointed kitchen (with induction cooktop, oven, microwave, integrated French-door fridge and almost 6m dining bench) stretched out between living and dining, individually -detailed bathrooms (including two private ensembles), and bespoke storage including a walk-in robe for almost every bedroom. With voluminous high-ceilinged spaces made luminous by wall-to-wall, floor-to-ceiling European double-glazing, and a stretch of soaring skylights above a light-enabling open-stair, the home's interiors offer an enlightened curation. Detailed to an unparalleled standard, there are Italian Snaidero and Pianca cabinetry topped with fine Italian marble, blonde European Oak floors, and imported tiles in beehive, subway and herringbone formats. Even airy linen sheers and Somfy-automated block-out blinds are included to enhance the walls of glass. Climate controlled by a multi-zone ducted Samsung system, this 6 Star Energy-rated home is secured by video-intercom and alarm systems, with gas-boosted solar-hot water, future-forward 3 Phase power to the garage ,and fully-automated irrigation. Wrapped by balconies on all levels and sides, with well-utilised garden space from landscape architect, John Patrick, the home's outdoors go to a new level too; with a streamlined tiled solar-heated lap-pool, a sheltered entertainers' courtyard, and a generous double auto-garage with a wall of fitted storage. Situated right where North Brighton's leafiest residential locale meets the bustling Bay St shopping precinct, this easy-living residence has lifestyle at the door; with cafes and restaurants just steps away, the supermarket around the corner and the station within 250m for a 26 minute CBD commute.