

**78 Champion Street, Brighton, Vic 3186**



**Sold House**

Friday, 11 August 2023

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**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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**\$2,525,000**

Authentic to its Art Deco heart, this beautifully bespoke three bedroom plus study three bathroom clinker brick home hits a distinct note of single level class and sunlit entertaining. Adorned with high ornate ceilings, quality timber floors and five fireplaces, this enticing home unveils a proud entry hall, double doors into an exquisite study with shelving and private access; a glistening open lounge, a fabulous main bedroom suite with deep walk in robe and sublime ensuite; a fitted laundry and guest powder room. A north facing entertaining deck with open fireplace highlights the light filled open plan living and dining area which is partnered with a superb Miele appointed kitchen (Fisher & Paykel integrated fridge/freezer), while a second deck on the cooler south side provides welcome summer shade. At the end of the home there are two private bedroom suites making a perfect kids' domain or private guest accommodation. With the option to set up the study as a consulting studio or even convert it into a 4th bedroom, this flexible home is complete with ducted heating, reverse cycle air conditioning, instant hot water, a mod-grass lawn, a workshop and secure parking behind an auto gate. A highly sought after address near Dendy Village, close to Church Street's buzzing cafes and boutiques, Middle Brighton train station, Dendy Park and a leading collection of schools including Brighton Grammar, Firbank, Haileybury and Brighton Secondary College (zone), while only minutes to the world-renowned bathing boxes at Dendy Street Beach.