

7A Edgar St, Brighton, Vic 3186

NICK JOHNSTONE

Sold House

Tuesday, 15 August 2023

7A Edgar St, Brighton, Vic 3186

Bedrooms: 3

Bathrooms: 3

Parkings: 4

Type: House



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Contact agent

Striking a perfect balance between timeless elegance and contemporary ease, this 3-bedroom, 3 bathroom family residence enjoys flexible living in a premium lifestyle, tightly held pocket in the heart of Brighton. Moments to Halifax Park, zoned for Brighton Primary School and only a short walk to Brighton Grammar, Firbank, Bay Street & Church Street cafes, restaurants, boutique shops, and train station. Architect designed & custom crafted to a meticulous standard with a brilliantly designed layout suited to many, including families and those seeking a home-like downsize with minimal maintenance and an oversized 2-car garage with workshop area. Lofty 3-metre ceilings, glossy hardwood flooring and full height doors give an air of sophistication, while high end finishes, built-in cabinetry and picture frame windows add to the overall sense of style. Be spoilt for choice with two magnificent living and entertaining zones suitable for any occasion. Exquisite formal lounge & dining with gas log fire and courtyard access through glass French doors - precedes a generous and fully appointed granite topped kitchen with stainless steel appliances and light filled family domain that spills out to a private garden. Immaculate lawns, mature planting and a columned patio create an utterly private al fresco area bathed in afternoon sun. Continue upstairs where a luxuriously large parents' retreat flaunts a walk-in robe and hotel style ensuite, while two further bedrooms are fitted with built in robes. The main bathroom with bath and lower-level guest bathroom/powder room reflect the same level of finish with detailed tiling and stone accents. Impeccably presented with an oversized laundry, ducted heating/cooling, gas log fire, central vacuum, intercom, security alarm and watering system. Offering superior comfort and lifestyle convenience, elite private schools and beach are within walking distance, or simply take a light stroll to Bay Street and enjoy a night at the cinema or dine at one of the many restaurants nearby. At a glance...

3-bedroom, 3-bathroom townhouse · Land size circa 365m² · Formal lounge & dining room with gas log fire plus open plan family area · Chefs' kitchen with granite benchtops, stainless steel appliances & ample storage · 3 generous sized bedrooms – master with walk in robes and ensuite · Beautiful rear garden with alfresco patio – perfect for entertaining · Ducted heating & cooling · Hardwood floors & 3m ceilings · Full size laundry · Laundry Chute from the 2nd level · Secure garage parking for 2 cars plus huge workshop · Lock & leave lifestyle · Potential to add a fourth bedroom downstairs

Property Code: 2670