

9 Arnot Street, Brighton East, Vic 3187

**buxton**

House For Sale

Thursday, 29 February 2024

9 Arnot Street, Brighton East, Vic 3187

Bedrooms: 4

Bathrooms: 3

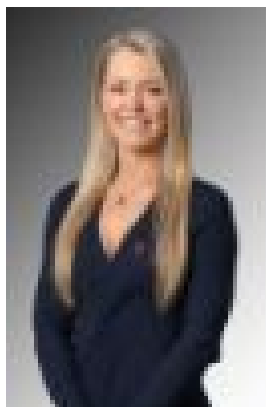
Parkings: 5

Area: 583 m2

Type: House



Stefan Whiting  
0411473153



Kym Williams  
0435906485

**\$1,950,000 - \$2,125,000**

Plunge into family perfection with this period beauty in a premium Brighton East pocket. Packed with features that elevate everyday living including a sensational outdoor room and jewel-like heated pool. With a versatile floor plan that offers up to 4-bedrooms, 3 with en suites, or a choice of 2-living zones, the home offers grace, space and a sparkling lifestyle. Peace and privacy are paramount with 3-metre high acoustic fencing and 2 auto driveways offering ample parking and play. The property's captivating charm is immediately evident with its cool coastal colour scheme and pretty leadlight windows, while inside features generous room sizes and lovely high decorative ceilings. Bedrooms (all with built-in robes) are zoned to the front, and offer the appealing option of a formal lounge or fourth bedroom. The latest Optiflame fireplace imbues an inviting ambience in the family living zone, while glass sliders open to a spacious alfresco deck where automatic cafe-style blinds create a highly usable outdoor room for year-round entertaining. The solar heated pool, boosted by economical heat-pump technology, is securely glass-fenced and features a spa-seat and tranquil waterfall. The sunny north-westerly garden also hosts a separate home office/storeroom, kids cubby and grassy play. A gourmet stone kitchen is central to generous, internal living spaces, and a study nook that is ideal for household admin or kids homework. Bathrooms are modern and stylish, the main en suite features chic black tapware and a spa bath. Additional perks include freshly painted interiors, polished floorboards, ducted heating, evaporative cooling, energy efficient solar panels, and Magnetite vacuum sealed, double-glazed windows for superior quiet and thermal comfort. Located on the beachside at the end of a secluded cul-de-sac with remote entry to a 1.5 garage and louvre-covered carport, the property provides off-street parking for up to 5 cars. Zoned for Gardenvale Primary and St Finbars, this secluded spot is just minutes from the 64 tram, North Brighton station, Church and Bay streets, Hurlingham and Landcox parks, and Brighton's renowned private schools. Live a Californian dream in blue chip Bayside. Land size 583 sqm (approx.). For more information about this family-focused period home please contact Stefan Whiting at Buxton Brighton on 0411 473 153.