

9b Hodder Street, Brighton East, Vic 3187

buxton

Sold Townhouse

Friday, 6 October 2023

9b Hodder Street, Brighton East, Vic 3187

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 312 m2

Type: Townhouse



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A benchmark home built to exacting standards for a local family, this leading-edge three bedroom, 2.5 bathroom residence sets the standard in low-maintenance high design. Meticulously constructed by local multi-award winning builder Vitalmark Constructions to the well-considered design of multi-disciplinary practice, SMP Architects, this uncompromising home takes dual zone living to a new level with voluminous 3m-ceilinged living-dining wrapped by commercial double glazing, a quiet first-floor lounge with bespoke media cabinetry - and a unique central staircase with display shelving below a towering north-sun window to link the levels. The emphasis on sun and space continues to the bedrooms, where a lofty master-suite brings together a corridor of robes and a fitted work (or media) space beneath a vaulted 3.4m ceiling and airy master ensuite with free standing bath - to a king-size rear bedroom which has an artist-painted mural (for the little kids) and a panel-heated balcony (for the big kids) with glimpses of the CBD. Crafted with an eye to both prestige and practicality, there's an elite range of appliances (including Miele ovens, Billi instant chilled / boiling tap and integrated French-door fridge-freezer) beneath the skylight-roofline of the state-of-the-art kitchen, and a dual-duty butler's pantry/laundry to extend the kitchen function, which moves out onto a beautifully landscaped courtyard with putting-green! Artfully curated with European marble benchtops and refined oak flooring and open-weave sheer curtains/blinds, the home is custom detailed with bespoke joinery (soft-tone About Space lighting (including a striking contemporary stair-well chandelier), and a feature gas fire place. With individual climate-control to every room plus in-floor bathroom heating (plus thermostatic hot-water), a ducted vacuum system, video-intercom and alarm security, and zoned in-ceiling surround sound speakers inside and out, the home takes a well-considered approach to technology. It's all included, from data-points to workstation and media areas, to 3 Phase electric vehicle charging for the auto-garage, right down to LED Clipsal Saturn switches. Cocooned in established low maintenance landscaped gardens with built in Beefeater BBQ and outdoor range hood, clever lighting, irrigation and under-deck water-storage, this home leads the way to an unparalleled lifestyle; just a short walk to the playground at Little Brighton Reserve, a wander along the Trail to Allnutt Park, just around the corner to the Hawthorn Rd tram ...and in-Zone for both Gardenvale Primary School and Brighton Secondary College. For more information about this home contact Noel Susay at Buxton Hampton East on 0450 069 506.