

**G01/26 Warleigh Grove, Brighton, VIC, 3186**



**Sold Apartment**

Thursday, 22 August 2024

G01/26 Warleigh Grove, Brighton, VIC, 3186

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## Ground Level Luxe with a Courtyard & Bay Street Access

Embrace the convenience of Bay Street with this boutique, 2-bedroom, 2-bathroom apartment, nestled within the Botanical Brighton complex surrounded by acclaimed Jack Merlo gardens. Luxuriously low maintenance with the freedom to lock-up-and-leave, it provides exclusive pedestrian access to cosmopolitan eateries, cafes, wine bars, the cinema and shops as well as city-bound transport.

Taking advantage of its premium ground level, western corner position with light-filled interiors and seamless indoor-outdoor living and entertaining. A Miele kitchen features striking Italian stone benchtops and a backlit splash complemented by warm timber accents, and an integrated refrigerator and dishwasher. Tall glass stackers open to the generous decked courtyard making it ideal for aperitifs, al fresco meals or simply relaxing in the afternoon sun.

Contemporary stone and timber finishes extend to both pendant lit bathrooms, while bedrooms are fitted with built-in robes. The guest room or home office opens to a second decked courtyard that catches the bay breeze. Euro-laundry, climate control and designer-details including high ceilings, broad-board oak flooring and black steel-framed windows. Security is paramount here too, boasting video intercom and lift access from basement parking for 1-car and a storage cage.

A host of other luxuries include the use of common areas such as a luxe Resident's lounge/library with fireplace, and a choice of garden courtyards. Invest in easy-care living in North Brighton's premier lifestyle precinct mere metres from Bayside's blue chip amenities, and within minutes of the beach.

For more information about this ground floor al fresco apartment please contact Tom Davidson at Buxton Brighton on 0488 017 500.