

**22 Were Street, Brighton, VIC, 3186**



**House For Sale**

Monday, 19 August 2024

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**Bedrooms: 4**

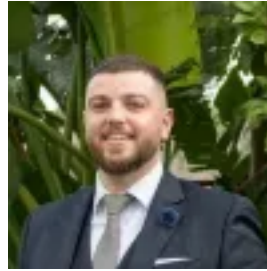
**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## **Elegant Beachside Beauty**

With beautiful street appeal and a wide frontage, this north-facing elegant four-bedroom home is ready to impress with three large living zones and a large list of creature comforts. Impressive from the street with a circular drive and landscaping, you'll enjoy the everyday ease of living metres from the beach as well as a wide range of amenities.

Featuring a gated front garden, high ceilings, decorative chandelier lighting, a grand central staircase, plantation shutters, and a neutral colour scheme throughout.

Ideal for the family needing that extra bit of space to relax and entertain, step inside the entrance hall to an open-plan formal living and dining space with feature windows, a cosy gas fireplace and custom built-bar with wine storage. It's the perfect location for a dinner party, family celebration or a formal meal with access to an entertainer's courtyard.

A second open-plan family lounge and meals area flow into the well-appointed kitchen with an island-style bench, ample bench and cupboard space and quality appliances. Entertain indoors or out with a paved rear courtyard overlooking the rear garden with low-maintenance landscaping and a relaxing water feature. Raised garden beds and outdoor storage are also included.

A ground-level bedroom makes for an ideal guest room or can be easily converted into a home office.

The remaining three bedrooms are located upstairs. The oversized master bedroom is truly a retreat with a private balcony offering leafy views, multiple built-in wardrobes, and an ensuite with double vanity and separate WC for added convenience. A central family bathroom is also located upstairs and down, the upstairs with dual vanity.

A third upstairs living space is air-conditioned and ideal for a teen retreat, family games room or whatever best suits your lifestyle.

Added extras include hydronic wall heating, a large dedicated laundry room and double garage with rear roller door access and a large, carpeted basement providing storage galore, a home gym or workshop space for the home hobbyist.

Walk to the beach as well as Were Street Village, Green Point Gardens and plenty of local shopping, cafes and more. Zoned for Brighton Beach Primary School and Brighton Secondary College, you're also minutes to host of excellent private schools.

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