

**3/30 Grosvenor St, Brighton, VIC, 3186**



**Townhouse For Sale**

Friday, 16 August 2024

3/30 Grosvenor St, Brighton, VIC, 3186

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**

## Luxury Low-Maintenance Living

Perfectly located in one of Brighton's most enviable positions with the beach, Brighton's best private schools and thriving Church Street's cafes, shops and amenities within short walking distance, this magnificent residence is beautifully secluded at the end of a leafy driveway in a quiet residential street.

Thoughtfully designed to maximise privacy, security, tranquility and ease of maintenance, behind the impressive facade is a four-bedroom home of grand proportions and lavish natural finishes. An ideal family home or secure lock-up-and-leave city residence, it has recently been extensively updated both inside and out to the highest standards.

From the stately entrance foyer, new blackbutt solid timber floors flow through a well-considered layout that seamlessly merges generous formal and informal living spaces, with leafy vistas brought inside through French doors and expansive windows. Both living areas flow through to private natural stone courtyards, creating a picturesque and inviting setting for al-fresco entertaining and relaxing.

The gourmet kitchen comes equipped with premium Miele appliances, stone surfaces and bespoke cabinetry with generous storage. A powder room and well-designed laundry with good storage facilities complete the living space.

Upstairs, the grand master bedroom features an abundance of natural light and leafy outlook, Juliette balcony, elegant double entrance doors, a good sized bespoke walk-in robe and a large luxury ensuite with double vanity, king-sized walk-in rainfall shower and separate bath.

The second bedroom, also of king-sized proportions offers a sunny, leafy outlook through north-facing windows, and features double entrance doors and double built in robes. A third smaller bedroom with built in robes could alternatively be used as a study. The stylish main bathroom with separate shower and bathtub completes the upstairs space.

A distinctive feature of this home is a huge private retreat with ensuite, separated from the home's main living areas. Accessed via a separate stairway from the entrance foyer, this versatile space affords multiple options for use, including a home office, teenagers bedroom or retreat, children's playroom, cinema room or a private guest suite.

This home is complemented by additional luxury features that will please discerning buyers - high-end natural finishes including new wool carpets throughout, ducted heating, cooling and vacuum systems, full C-Bus home automation and security system and keyless entry from a secure double garage with excellent storage facilities.

This exceptional home offers a true lifestyle opportunity in one of Brighton's most sought-after locations.