

SOLD



356 New St, Brighton



## Westella: Landmark Brighton Property

Brimming with distinctive Victorian charm, Westella (circa 1878) effortlessly combines the elegant refinement of a different era with the relaxed comforts of today.

Privately and peacefully set on an impressive 1454sqm parcel of land, this landmark single-level, double-fronted 5 bedroom property makes a grand statement from first sight with an imposing circular driveway leading to sweeping bluestone stairs and an exquisitely detailed wrought-iron verandah.

Enjoy spectacular arched entry to three captivating formal rooms, all significant in scope under soaring ceilings. A stately library could easily double as a home office, a warmly welcoming lounge room is drenched in natural light, and a character-rich dining room is ideal for entertaining with style and substance. Two bedrooms are located at the front of the house, both generous and bright.

Carefully and thoughtfully restored and renovated, the home magnificently opens up in contemporary fashion with light-filled open-plan living and dining under a parade of windows. Adjacent to this space, a relaxed billiard room and a gleaming granite-topped kitchen features an instantly inviting island bench. Take the opportunity to entertain hundreds at a time in a house alive with

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Price SOLD for  
\$5,410,000

Property Type Residential

Property ID903

Land Area 1,454 m2

Floor Area 464.50 m2

### Agent Details

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personality and style.

Enhanced by a strong sense of space throughout, the outdoor areas are testament to inspired planning. Enjoy effortless flow to sheltered al fresco dining on a deep and broad Merbau deck with built-in BBQ, and a tempting gas and solar-heated pool runs alongside a convenient cabana featuring a shower and powder room. There is a relaxed warmth at play in all the outdoor zones, equally welcoming and family-friendly.

A further three bedrooms are located on the northern side of the house, all taking advantage of natural light. The palatial main bedroom features roomy walk-in robes and a stunning near-new en suite with high-end features throughout. A handy gym or study nook is tucked away in this area, while the other two large bedrooms showcase delightful outlooks.

Step outside from here to the northern flank of the property and indulge in the shade of a pair of majestic Oak and Liquidambar trees with an enticing, easy-care violet lawn resting below. This hidden garden is a magical space, sure to be appreciated with a good book at the first opportunity.

Comprehensive features of this beautiful home include a convenient powder room, naturally chilled cellar, new laundry with built-in cabinetry and benches, ample storage in a large attic, secure intercom entry, alarm system, and temperature-controlled heating and cooling.

A striking example of elaborate Victorian architecture, the home offers the full complement of period features including exquisite lead lighting, majestic windows, decorative cornices, ceiling roses and artwork, a hipped slate roof, tessellated tiles, period light fittings, original doorbell system and half a dozen ornamental open fireplaces prominently positioned throughout.

Entirely in tune with modern family demands, this is privileged Brighton living, each and every space telling its own story without compromising classical period integrity. Take a short walk to Bay Street and Martin Street village shopping, public transport options, the splendour of Kamesburgh Gardens and enjoy easy access to a range of leading schools and the beach.

Properties of this special character and prestige are often generational and rarely presented for sale, making this truly a once-in-a-lifetime opportunity. Inspect with certainty today!

\* 5 large bedrooms, 3 with BIR

\* Main bedroom features substantial dual WIRs and stunning, near-new en suite with 1.8m Kaldewei bath, Murano glass and twin Carrara marble vanity, study nook/gym and separate WC

- \* House is 50 squares plus outdoor living and out buildings
- \* Solid brick Victorian front 20sq, 14 ft ceilings
- \* Solid brick extension 30sq, 11ft and 17ft ceilings
- \* Land area 1454 sq. (15,475sqft)
- \* Large study/library or home office
- \* Delightful formal lounge room
- \* Formal dining room, perfect for large parties
- \* Spacious, sun-filled open-plan living and meals area
- \* Gleaming Emporite kitchen with walk-in pantry, granite bench tops and splashback, and high-end St George appliances and new Miele large-capacity dishwasher
- \* Relaxed billiard room featuring a fully fitted bar with solid timber top
- \* Substantial underground cellar with capacity for 780 bottles
- \* Luxurious family bathroom with premium fittings
- \* Separate powder room with shower
- \* New laundry with integrated shelving
- \* Approx. 50 cubic metres of attic storage above laundry
- \* Sheltered outdoor entertaining area with built-in granite-topped BBQ on Merbau deck
- \* Period-style double carport with large storage room
- \* Stunning 3 metre-deep self-cleaning, gas and solar-heated pool with diving board and relaxing spa
- \* Convenient cabana with shower, WC and provision for sauna
- \* Handy workshop or large storage room
- \* Temperature-controlled Hydronic heating (21 panels) and reverse-cycle air conditioning
- \* State-of-the-art security system with optional use zones served by glass break detectors and sensors with reed switches on doors and windows and hard-wired distress buttons throughout
- \* Original timber floorboards at front of house
- \* Rear right of way
- \* Easy-to-maintain garden with fernery

- \* Automated sprinkler systems front and rear
- \* Exterior light operated by motion sensors on perimeter
- \* Period-style front fence and remote-controlled gates with added internal control
- \* Secure video and audio intercom system
- \* Large water tanks for garden and pool
- \* Ample storage throughout
- \* Ducted vacuum system
- \* 3 phase power with 3 separate breaker fuse boards with ELCB
- \* Moments from schools, transport, shopping, parkland, beach

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*



