



FOLLETT & CO.

# BRIGHTON EAST

8a Burwah Avenue

## A Modern Masterpiece In Brighton East



A prime example of generous, light-filled and relaxed Brighton East living which places a heavy premium on exceptional attention to detail and exquisite style, this marvellous 4 bedroom, 4.5 bathroom residence is an exclusive listing that will be highly coveted by a wide range of enthusiastic buyers.

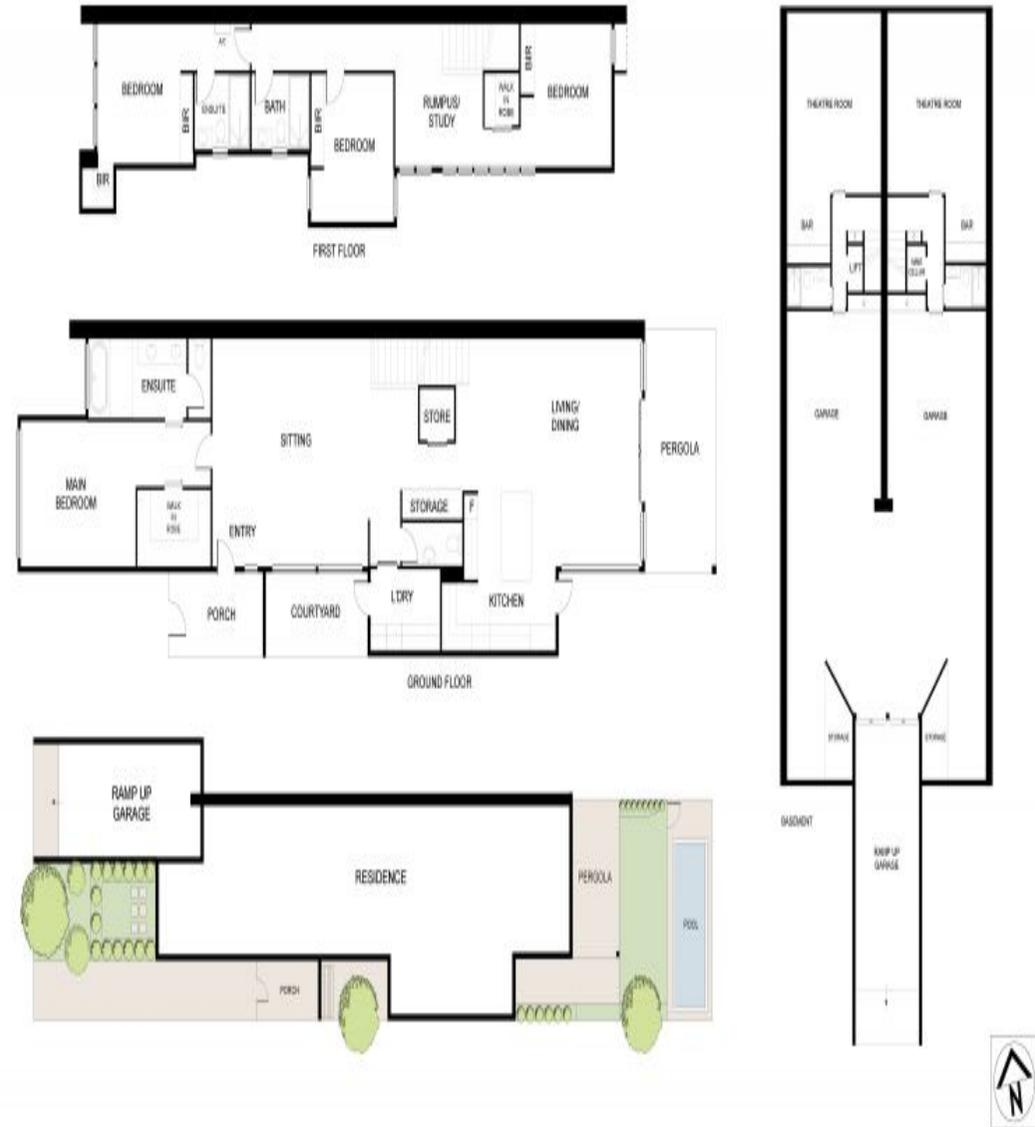
Spread out over three gorgeous levels and displaying spacious zoned living, this flawless home is decked out from head to toe with designer internal fittings including wide French oak engineered and limestone flooring, Italian-imported marble benchtops, loop piled wool carpet, European tapware, and the list continues on.

The ground level showcases 3m ceilings and stunning northerly light, and incorporates two large and dedicated living spaces including a more formal sitting/lounge room and the central living and dining hub. Conveniently servicing this everyday living space is the impeccable kitchen with an Italian design and fittings from Snaidero, which comes complete with 80mm thick marble island bench, stainless steel Miele appliances (with steam oven), and a fully integrated Fisher & Paykel refrigerator.

The ground level also boasts a wonderful master bedroom equipped with an ensuite and a walk-in robe featuring LED-lit drawers, while there are three upstairs bedrooms with Italian designer BIRs enjoying burnt oak interiors including one of the bedrooms which also has an ensuite. Further upstairs features include a study/retreat area and gorgeous bathroom, meanwhile the basement level enjoys yet another huge living space with a wet bar which would make a perfect theatre room.

Summer entertaining will be a joy with the solar heated pool and pergola deck, while other property features include a basement bathroom, ground level powder room, laundry, ducted heating and cooling, double glazed windows, smart home hub, secure feature door, automated remote louvres, smart wired with data points in each room, hydronic heating, potential for lift, and secure basement parking for 3-4 vehicles. The home has 38 squares (approx.) of living space.

In the



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