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**BRIGHTON** 1/30 Black Street

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## An Inspired Brighton Apartment with Brilliant Space and Genuine Luxury

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Delivering unbelievable space both inside and out with 210 sqm (approx.) internally and 100sqm (approx.) externally, high end fittings and fixtures that set the benchmark for bayside living, and three secure car spaces, this impeccable 3 bedroom + study, 2.5 bathroom ground floor residence only metres to Church Street is an unmissable opportunity!

In a boutique building of only 7 dwellings, it is rare to find such a generous and luxurious apartment which has the convenience of being so close to the action while also offering blissful peace and quiet. Wide engineered timber flooring makes a stylish statement, with the entry flowing through to the central living and meals zone offering superb space, relaxed places to lounge and eat, and an ambient two-way gas stone fireplace.

Sublime stone is splashed throughout the state of the art skylit kitchen, which comes with full Miele appliances including an induction cooktop, steam oven, pyrolytic oven, microwave oven, warming drawer, and an integrated dishwasher. A 2nd fantastic living zone has sensational privacy and the benefit of the two-way fireplace. This cleverly designed area also incorporates a functional home office with built-in desk and storage.

The master bedroom will give you the lavish experience of a 6-star hotel. This enormous room showcases an amazing walk-in dressing area with a mirrored vanity and stone island storage, an opulent ensuite with a freestanding bath, a His™ and a Hers™ double vanity, Kohler Veil™ intelligent toilet with self-cleaning bidet, and a walk-in rain shower. The other two bedrooms have access to their own private courtyard, feature BIRs, and share a stylish dual entry bathroom.

The exceptional outdoor alfresco entertaining zone begins with a mature Liquid Amber tree, which shades the garden that combines a golf putting and chipping area. There is also a spacious undercover patio with a built-in BBQ for summer meals. Other property features include a powder room, laundry, zoned split system heating and cooling throughout,



Disclaimer: These plans are intended as a guide only. All dimensions and areas are approximate only and may not accurately represent the actual dimensions and area of the dwelling/ the spaces within them and are subject to change without notice. Any areas are generally measured in accordance with the Property Council of Australia method of measurement, rather than usable internal space. Purchasers must rely on their own enquiries and should refer to the Contract of Sale for matters included in the purchase of the dwelling/fitings and fixtures on these plans are for illustrative purposes only please refer to the Contract of Sale for details of what fixtures and fittings are included.

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