



8 Brighton Parade, Southport

Remarkable One of a Kind Family Home in Prestigious TSS Precinct

Occupying an elevated parcel in the tightly held TSS precinct with the perfect easterly aspect and sweeping skyline views, this remarkable home offers grand living spaces, privacy and an unrivalled family lifestyle in an exclusive blue chip address. Showcasing a vast layout featuring a sequence of formal and informal living zones, this custom built and architecturally designed family residence has immense timeless appeal.

Formal areas include an expansive lounge room and adjoining banquet-sized dining with a bespoke concrete centre-piece island bench. High end timber cabinetry with integrated German and Swiss appliances, butlers pantry and extensive storage. The light-filled casual living and dining areas extend to a sun soaked terrace, purpose built to take full advantage of its privacy, superb elevation, aspect and views. The secluded backyard continues to impress with a lush level lawn and kids play area amid beautiful, low maintenance gardens of established Olive, Lemon and Lime trees. A sparkling tiled swimming pool in paved sun drenched surrounds, this amazingly unique space flows effortlessly inside through oversized retractable

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FOR RENT
\$2400 per week

VIEW
By Appointment

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

timber and glass doors. The upper level comprises four generous bedrooms, all of which are appointed with built-in wardrobes. Three of the bedrooms including the master are framed with large timber windows that fill the spaces with sunlight and an unforgettable skyline backdrop. Bathrooms feature custom concrete vanities and skylights.

Further highlights include a lower level games room/office and fifth bedroom or an ideal nanny's quarters. Additional attributes include a separate media room, ducted air conditioning as well as a family-sized laundry/utility room, integrated in/outdoor sound and extensive storage. The residence is complete with a single garage and vast driveway with additional off-street parking. This exceptional property is positioned within a stroll to beautiful James Overall Park, Ferry Road Markets, the beach, The Broadwater, Yacht Club, Tedder Avenue, Light rail station and shopping centres.

Features include:

- 5 bedrooms and 4 bathrooms
- Grand proportions featuring stunning combined grand living space
- Light filled living & banquet sized dining
- East facing entertainers terrace with sublime views
- Poolside BBQ terrace features beer/wine fridge
- Gourmet bespoke concrete island centrepiece, butlers pantry featuring superior German & Swiss appliances and integrated chilled/sparkling water
- Private backyard with lush level lawn and outdoor kids play area and established gardens
- Large tiled pool in sun drenched surrounds
- Captivating master with ensuite and walk through robe
- Media room, downstairs fifth bedroom or au pair/nanny's quarters
- Family-sized laundry and utility room
- Ducted air-conditioning, timber flooring and soaring ceilings
- 3 large bathrooms, master ensuite and ground floor powder room with external pool access
- Ideally and conveniently positioned between TSS and St Hilda's

Open homes are subject to change, so please ensure that you book into the inspection to receive SMS and email alerts about any changes.

Tenants Frequently Asked Questions:

Do I have to pay for water usage? Yes

Do I have to maintain the lawn and garden? Yes

Is the property furnished or unfurnished? Unfurnished

What is the initial lease term length offered? To be confirmed upon application

Do I have to pay for the pool servicing? The owner will pay for a monthly pool service, tenants responsible for payment of chemical and salt

Disclaimer: While every effort has been made to ensure the accuracy and reliability of the information provided, we make no representations or warranties, express or implied, as to its completeness or correctness. We accept no responsibility and disclaim all liability for any errors, omissions, or inaccuracies. Prospective parties should conduct their own investigations to verify the information before making any decisions.

MORE DETAILS

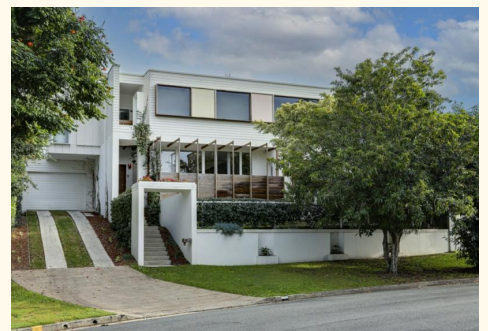
Property ID 10M2F4K
Property Type House
Including Study
Air Conditioning

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8 BRIGHTON PARADE, SOUTHPORT

5 Bed 3 Bath 1 Car

Internal 396m² | External 50m² | Total 446m²

This floor plan is for marketing purposes only. Dimensions and layout are approximate. Mountfort Media gives no guarantee or warranty over the accuracy of this plan.



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