



Viva Victoria

You'll never want to leave this palatial residence



KAY KEIGHERY
PROPERTY WRITER

Anyone for tennis? Or perhaps a tumble turn or two in the 22-metre, dual heated, self-cleaning lap pool? If that all sounds too arduous, maybe one would prefer to uncork a bottle from the temperature-controlled cellar and kick back

on the terrace. Any which way, barbecue bounty from the terrace's covered kitchen area is sure to be enjoyed.

The vendors have owned one half of this impressive property for 20 years. When the neighbouring block became available about seven years ago, they snaffled it up with grand plans.

Respectful of the quaint cottage on the adjoining premises, they sold it off and it made its way to Beaconsfield, where it still sits, firmly intact. In its place is a championship-size tennis court bounded by beautifully landscaped greenery.

Architect Mark Gratwick was employed to help make the family dream a reality. A

close relative was engaged to redesign the now enviably extensive grounds.

The front garden is one of the vendor's favourite features. She thinks of it as her "forest" and appreciates the way it changes with the seasons. Comprised of disciplined runs of silver birch under-planted with clivia and traversed by wide bluestone paths, it certainly makes for an elegant introduction.

Preceded by attractive fencing and video intercom, the facade involves geometric layering capped by a concave, central crown. An external feature wall of metallic-look tiles continues through to the entrance foyer, where it takes a dramatic, two-storey

stand under soaring, voided ceilings.

The interior flows like an architecturally informed dream. Spaces are consistently oversized. Wrap glazing embraces pebbled courts planted with Japanese maples in such a manner that they seem internal. Feature walls, cinnamon-coloured floor tiles, designer flourishes and aesthetic flair accompany guests all the way through the house.

The ground level incorporates a double garage, study, lounge room, dining room, kitchen, powder, laundry and family room.

The light fitting in the dining zone evokes a Japanese influence and the lounge room, with its black granite fireplace, gunmetal



26-28 VICTORIA STREET, BRIGHTON

BEDROOMS Five

BATHROOMS Four

LIVING Lounge room, family room

THE REST Double block in blue-chip location, double garage, video security and intercom, extensive landscaped gardens, 22-metre lap pool, tennis court, terrace with outdoor kitchen and barbecue, storage, 800-bottle cellar, two studies, dining room, dressing room, balcony, designer fixtures and fittings, comprehensive heating and cooling, gas fireplace, custom cabinets, five LCD screens, Panasonic PABX communications system, surround sound system

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grey walls and vistas over a bamboo thicket, is moodily enticing.

The kitchen is flow-through and fabulously functional. Speckled Caesarstone benchtops, top-shelf appliances, a tangerine splashback and big windows to appetising vistas will encourage the cook.

The family room is huge. There's a wall-mounted fireplace, a suspended LCD screen and a sheer glass wall that folds away to declare the space at one with the rear terrace.

The second storey adds five bedrooms, three bathrooms and another study.

Main suites don't come more worthy of the title "retreat" as the one here. Set to the rear of the level, it's a multi-chambered

extravaganza that opens to its own large, pool-view balcony. The walk-in wardrobe and dressing room is sky-lit and fitted with custom cabinets, the LCD screen is positioned for pillow-level viewing and the slightly elevated, adjoining living area is currently the couple's gym.

When it comes to the en suite, a divine chocolate-coloured marble vanity and a glass shower with two turbo heads extends the special treatment.

The vendor says the kids would rather stay on. All things considered, that comes as no surprise. It's a safe bet to suggest that regularly visiting tennis and pool pals feel the same way. ■

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PHOTOGRAPHS BY LUCY DI PAOLO

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