



# The Hamilton Hilton



**798 Hampton Street, Brighton**



# 798 Hampton Street Brighton

---

**798 Hampton Street** is an imposing, regal period home in the prestigious suburb of Brighton.

This luxuriously appointed 1925 home spans across a glorious 820sqm of land, located closely to Brighton's finest schools.

As you can see from the drone footage beside us, the prominence of this home is second-to-none. The grand circular driveway adds a real sense of historical value dating back nearly 100 years, and the facade of the home is immediately thought provoking!

**So, what's behind the front door at the Hamilton Hilton?**

## Keeping the 1920's charm with a luxurious 2020's lifestyle ...

And they've done an immaculate job. Entering through remote-controlled wrought iron gates, a circular driveway with double carport & space to park four cars, or via the portico entrance and bluestone path, you immediately feel like you are in a place of grandeur. Automated sprinkler system & evening lighting throughout the entire garden enchantingly inviting you inside. You feel like you are in a beautiful English hotel as you enter a hexagonal wood paneled foyer through the front door.

Articulate consideration to ensure the period features are enhanced throughout the entire home. With every little detail important, they have retained every possible feature of the original home's rounded motifs. Architraves are neatly engineered to rise and widen at different points, and in the kitchen, you can see a re-imagined fireplace space created to house the Smeg 900m oven & gas hotplates. The original 1925 lead lights adorning the home have all been recently strengthened and repaired.

**Ultimately, \$1,000,000+ has been invested to improve this home!**

### **The extent of the renovation...**

Take into the account the two years getting council permits to remove a 100-foot tree and intricate art deco touches throughout every room, and you can appreciate the care that has gone into the result.

### **“We haven't missed a single thing”, the vendors tell me.**

From brand new heating and cooling units, to rectifying all windows, roofing, electrics, floors. Anything, you name it and it has been attended to.

### **Location**

Walking distance to schools - Haileybury, St Finbar's, Brighton and Firbank Grammar are all closely positioned. It's only a 15-minute walk to either North or Middle Brighton Stations, a short stroll to Dendy Village shops and Bay Street – all easily accessible.

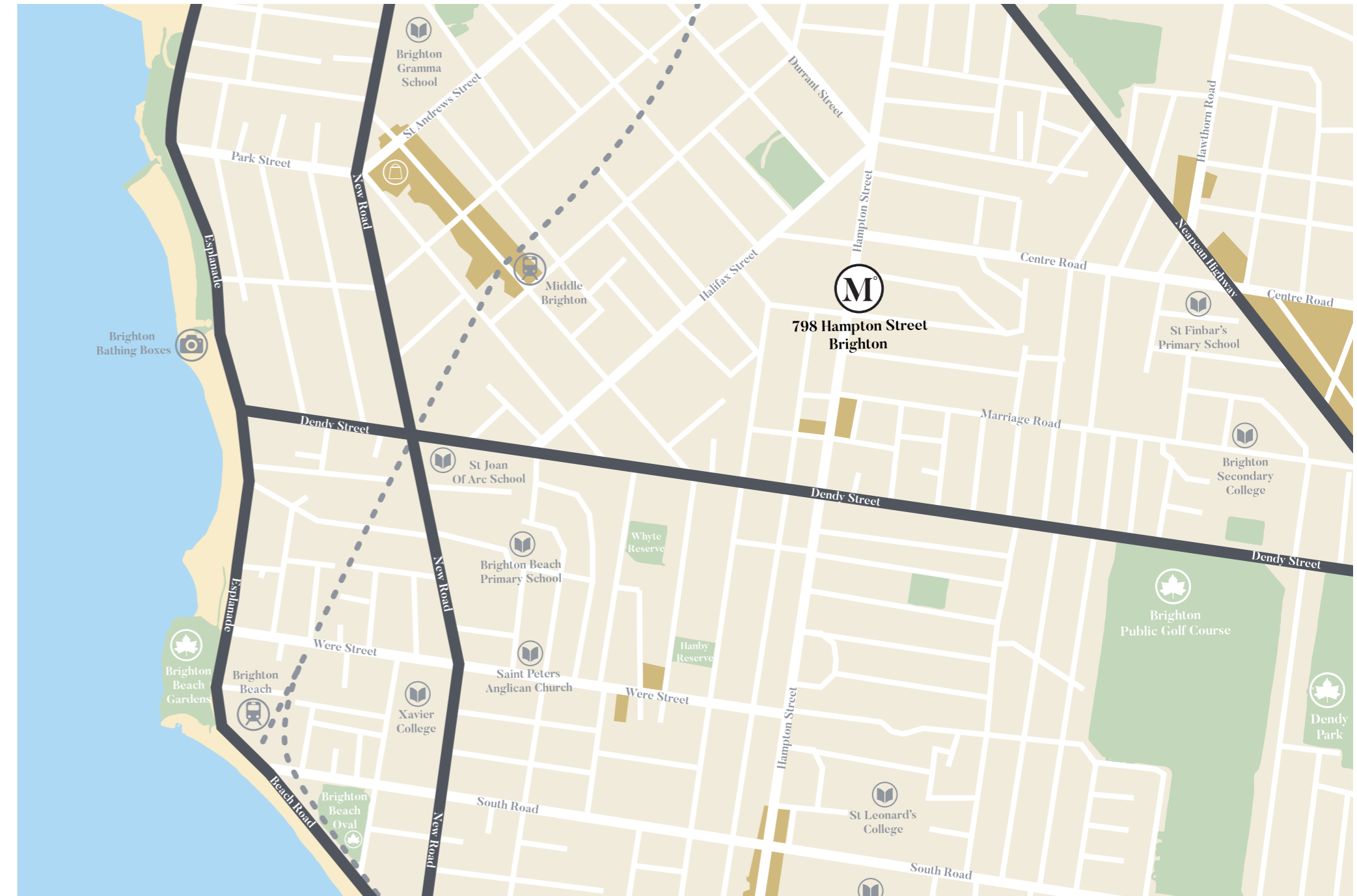
### **Final Say...**

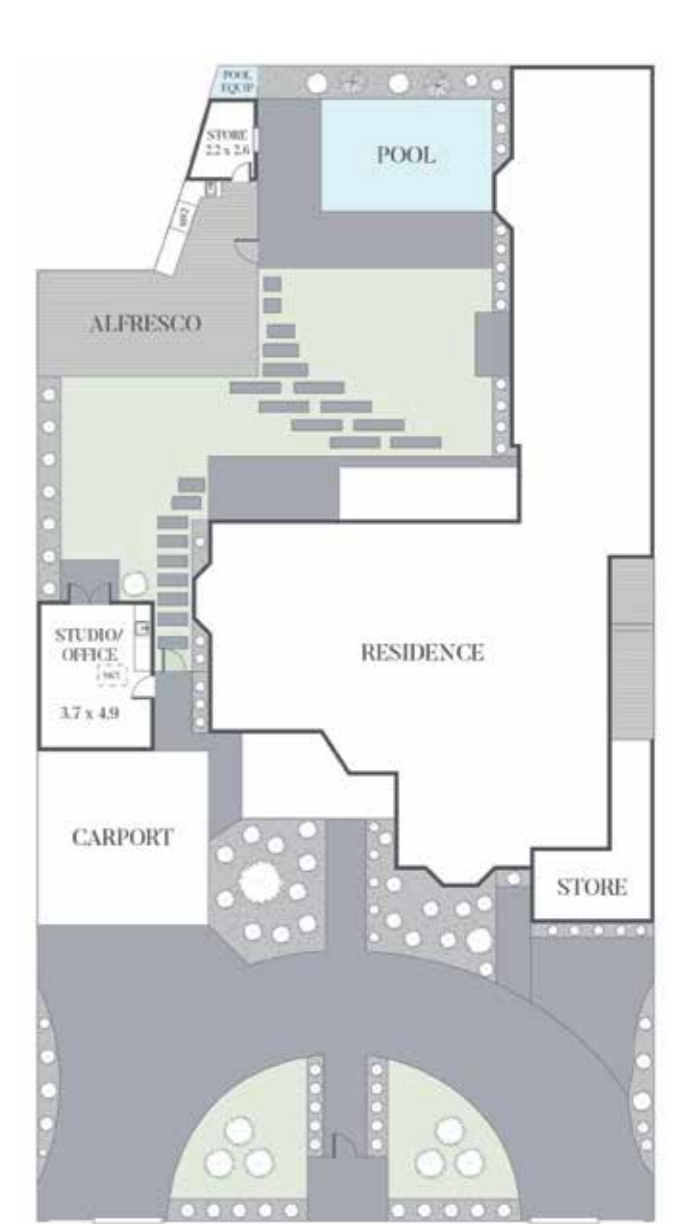
These owners have loved their 18 years here but are now downsizing and moving to the next stage of their lives.

**We now invite you to consider starting yours in this stunning five bedroom home. Contact me to arrange a private tour or find out more.**



**Only a 15-minute walk to either North or Middle Brighton Stations, a short stroll to Dendy Village shops and Bay Street – all easily accessible.**





External Size: Approx. 816m<sup>2</sup> (87.8SQ)

Every care has been taken to verify the accuracy of details in this brochure. All measurements are approximate and prospective purchasers are requested to take such action as is necessary to satisfy themselves of any pertinent matters.



**Open flow living as  
the family sits around a  
spacious and re-modelled  
kitchen or entertain in  
the living area.**





**Architraves are neatly engineered to rise and widen at different points, and in the kitchen, you can see a re-imagined fireplace space created to house the Smeg 900m oven & gas hotplates.**



**Bask in the cosiness of a provincial English hotel, and warm yourselves beside a crackling fire as you admire the period features around you.**

**Ps. notice the natural light from the northern sun!**





**You can finally enjoy working from home. A beautifully oriented downstairs study offers privacy and an outlook to the front of the house, whilst still feeling connected to the main living spaces!**

---



**The grand downstairs master suite & retreat with large WIR & en-suite, resortstyle views over the pool & garden!**

**Northern light all year round, absolute privacy and endless space...**

**Parents, what more could you possibly want?**



**The bathrooms throughout the property have all been appointed with quality fixtures & fittings, including feature shower tiles & dual vanities!**









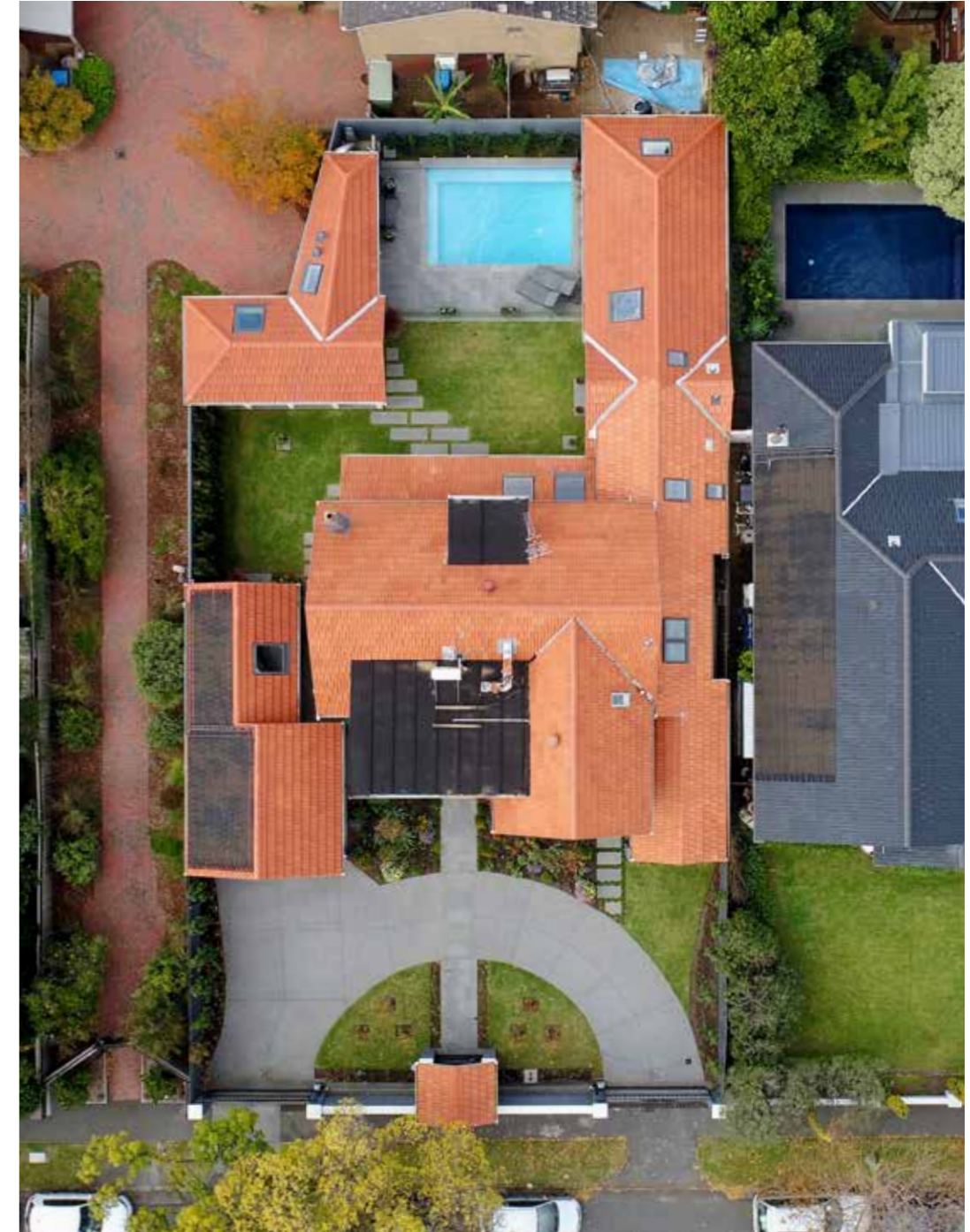
**The home has been purpose-designed for serious entertaining.**

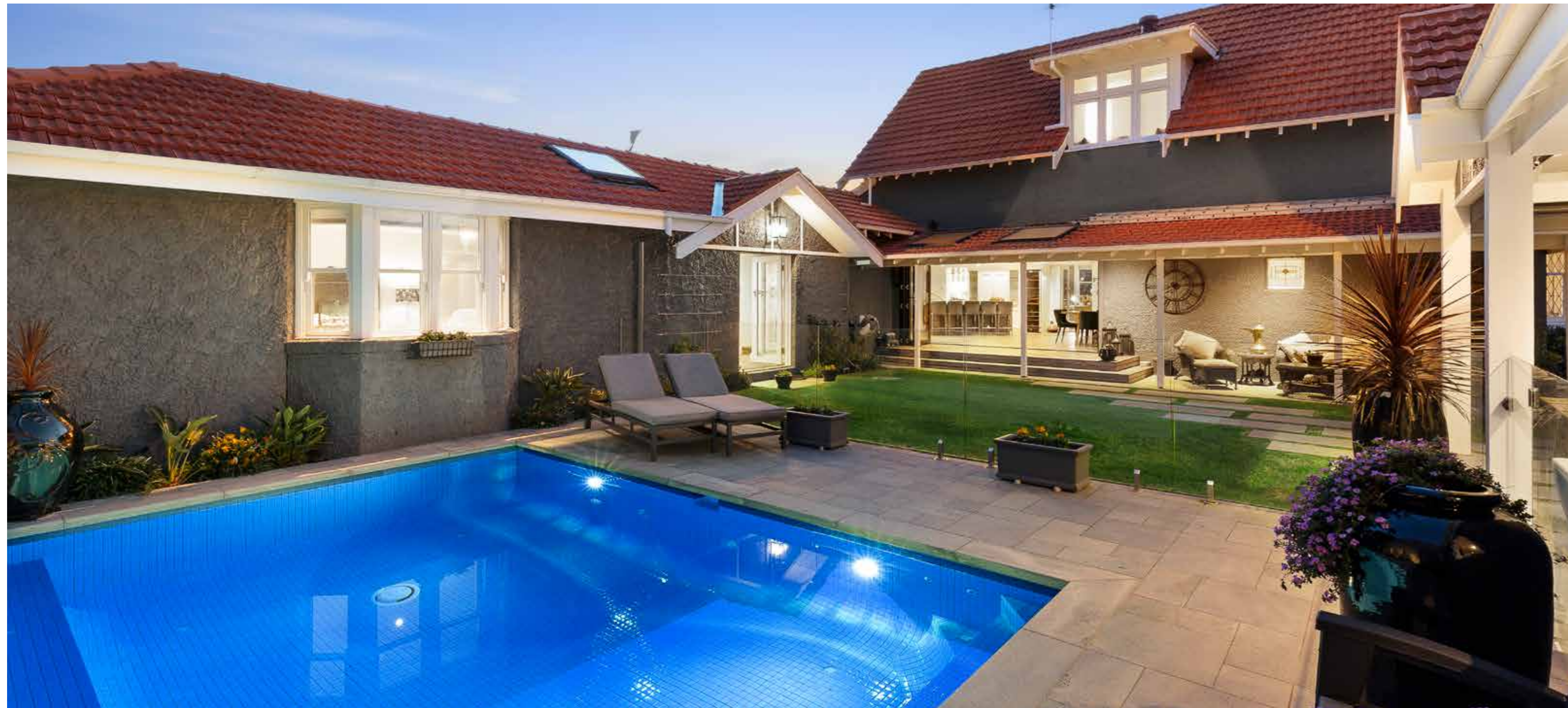
**The rear garden includes a large al-fresco with 12-seater table, tv, barbeque and heating panels, a generous grassed area for the kids to enjoy and a separate workshop!**



**Completely enclosed,  
private & stylish outdoor  
living & entertaining  
space with a separate  
large outdoor studio/  
family retreat.**

**Perfect setup for working  
from home or private  
studio or gym.**





**A new pool and brilliant entertaining spaces await in anticipation for plenty of Christmases and BBQs.**

**The owners have thrown “parties aplenty!”**



**FREDMAN**  
*Property Group*

**JOEL FREDMAN**

Director

t. 0413 487 837 e. joel@fredman.com.au

[www.fredman.com.au](http://www.fredman.com.au)

**Meridian**

**PHILLIP GEORGIU**

Partner

t. 0409 330 410 e. phillip@meridian144.com.au

[www.meridian144.com.au](http://www.meridian144.com.au)