

Hemming St

BRIGHTON EAST





There's a reason why many of Australia's A-Listers settle down in Brighton East; this dreamy haven offers a relaxed lifestyle along a gorgeous stretch of stunning coastline. Located just 25 minutes from the bustling Melbourne CBD is this tranquil coastal retreat. Every moment here is the perfect opportunity to grab your towel and beach umbrella for a splash at Brighton or Hampton beaches.





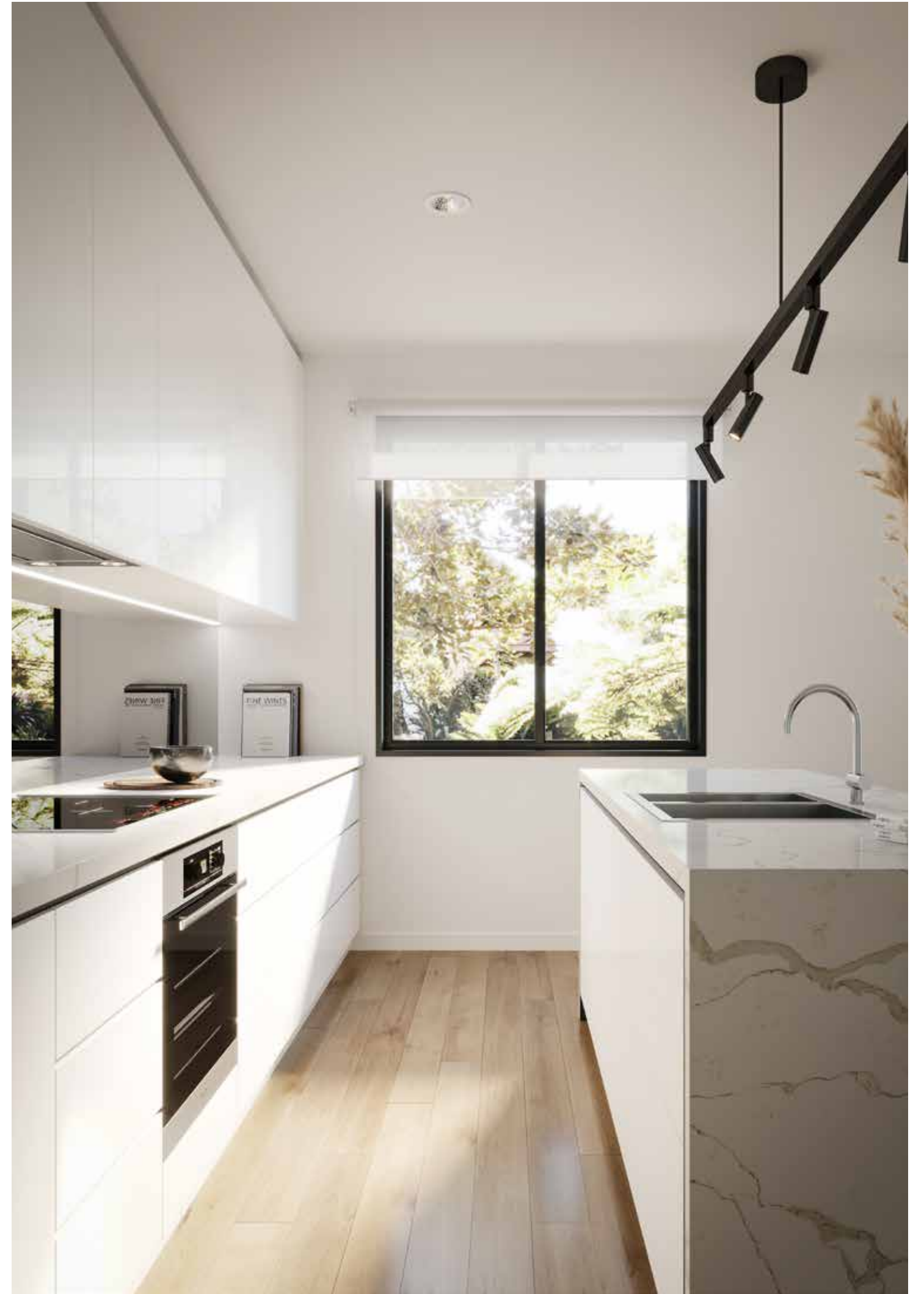


MODERN PRESTIGE
IN MELBOURNE'S
SOUTH EAST













SHOPPING

- 1 HAMPTON SHOPPING DISTRICT
- 2 CHURCH STREET SHOPPING DISTRICT
- 3 BAY STREET SHOPPING DISTRICT
- 4 CENTRE ROAD SHOPPING DISTRICT
- 5 SOUTHLAND SHOPPING CENTRE

EDUCATION

- 6 BRIGHTON SECONDARY SCHOOL
- 7 ST LEONARDS COLLEGE
- 8 HAILEYBURY BRIGHTON
- 9 HAMPTON PRIMARY SCHOOL
- 10 BRIGHTON GRAMMAR SCHOOL
- 11 FIRBANK GRAMMAR SCHOOL
- 12 ST FINBAR PRIMARY SCHOOL
- 13 MELBOURNE MONTESSORI SCHOOL

RESTAURANTS & CAFE

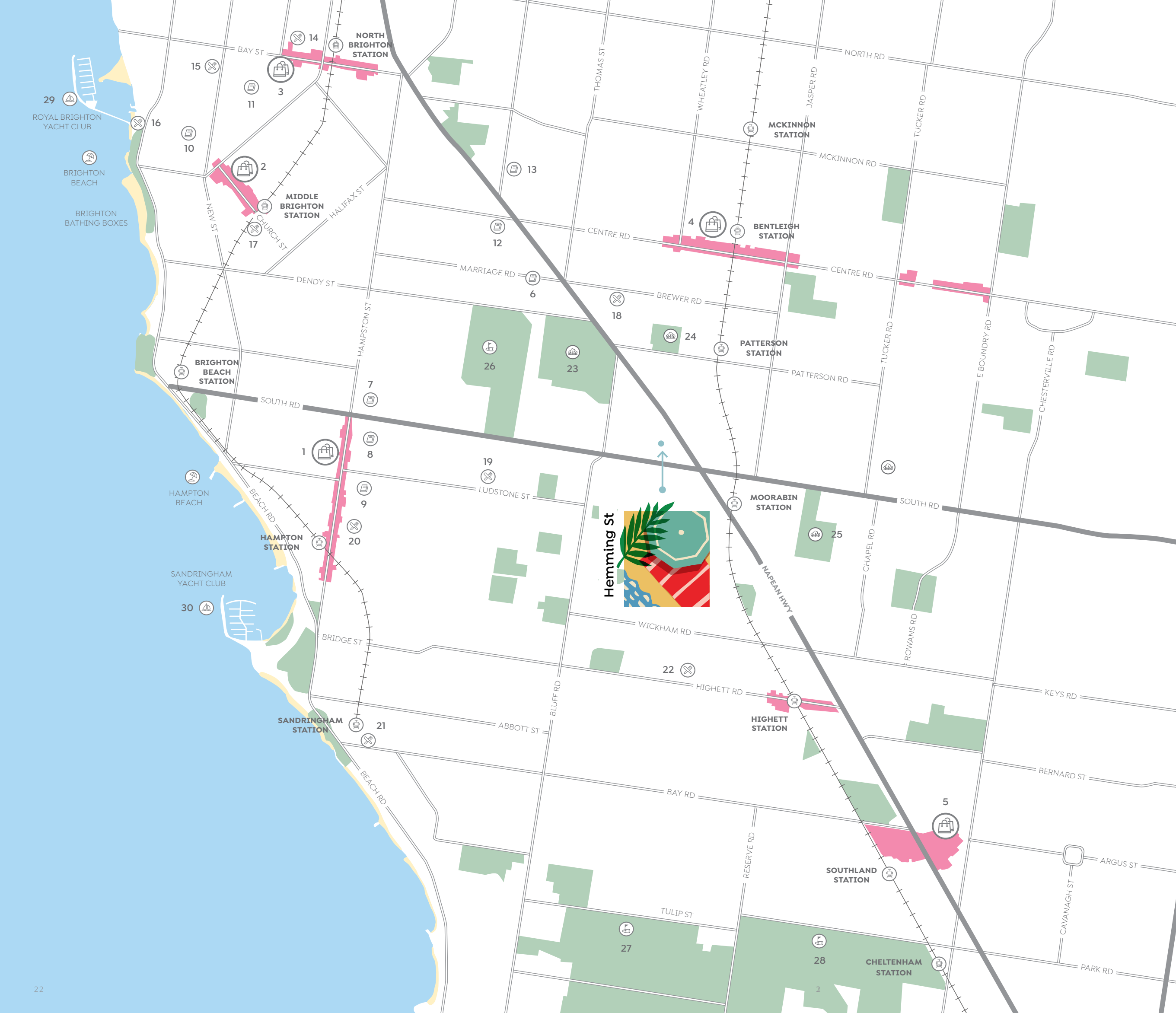
- 14 THE TAMPER TRAP
- 15 CUCINA & CO
- 16 THE BATHS MIDDLE BRIGHTON
- 17 HALF MOON PUB
- 18 DISTRICT BREWER
- 19 CORNERSTONE & CO
- 20 HAMPTON WINE CO
- 21 Y14 JAPANESE SEAFOOD KITCHEN
- 22 THE LITTLE ELEPHANT

PARKS/RESERVES/GOLF CLUBS

- 23 DENDY PARK
- 24 VICTORY PARK
- 25 MOORABIN RESERVE
- 26 BRIGHTON PUBLIC GOLF CLUB
- 27 ROYAL MELBOURNE GOLF CLUB
- 28 VICTORIAN GOLF CLUB

YACHT CLUBS

- 29 ROYAL BRIGHTON YACHT CLUB
- 30 SANDRINGHAM YACHT CLUB





BRIGHTON EAST

One of Melbourne's oldest suburbs, Brighton East is an affluent area that commands respect.

With access to great schools and public transport, this is the perfect area for families, professionals, and retirees alike. Leafy estates and gorgeous parks provide a stunning colour palette as the seasons change

from summer to autumn and winter, and back to spring. The neighbourhood has been designed with sleek lines and modern finishes in mind.

There's an architectural style that is treasured by locals and visitors alike.



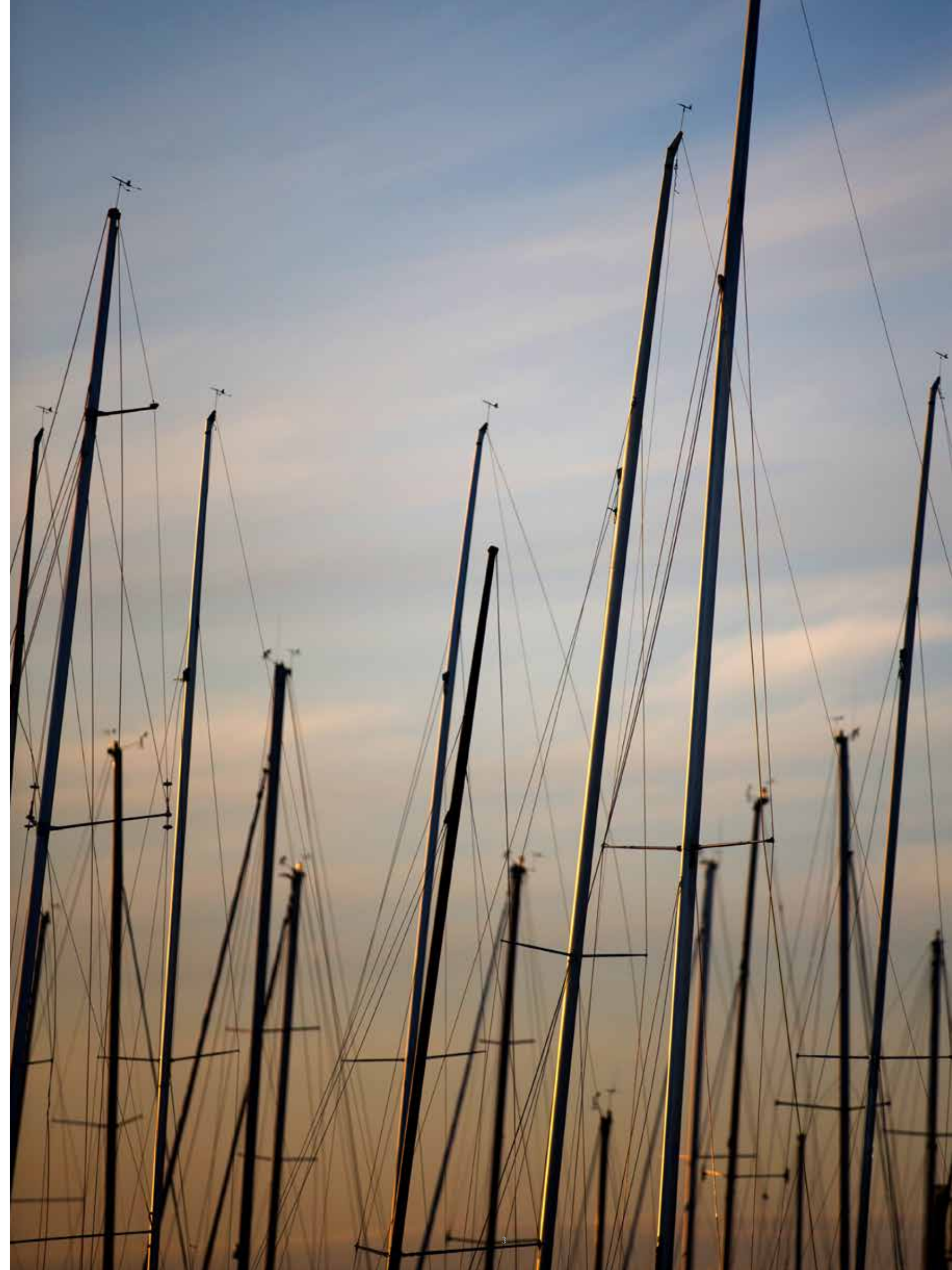


Lifestyle

Cruising through the vibrant shopping strips and quietly proud neighbourhood, you'll discover homes that embrace Brighton East's natural blessings; plenty of natural light, inviting layouts that open to the beach, and are designed for entertaining.

An easy stroll will bring you to the renowned Brighton Beach and the iconic beach boxes that put this pristine suburb on the international map. Also within walking distance are some of Brighton's most exclusive yacht clubs, golf courses, and other popular social activities. Only a short drive from this coastal paradise are some of Melbourne's cultural hubs including the chic suburbs of St Kilda, Elwood and Prahran.

BE WITHIN WALKING DISTANCE
OF BRIGHTON'S MOST EXCLUSIVE
YACHT CLUBS





ENJOY THE MANY BIKE
TRAILS THAT LIVING
IN BAYSIDE HAS TO OFFER





A TOUCH OF GREENERY
WITH LEAFY STREETS
AND LUSH PARKS





Food & Shopping

With its relaxed coastal vibe, Brighton East is brimming with places to grab your morning coffee, shop with friends during the day and participate in its exciting nightlife. Featuring bustling bars dispersed across the glorious beachside sunset, friends and family can enjoy a fantastic evening out on the town.

Church Street, the main shopping strip, is home to several cosy cafes, popular fashion retail and local boutiques. Unwind for lunch and dinner with the most in-demand restaurants, indulge in sumptuous global cuisine or peruse through the strip of stores. If the convenience of malls is more your style, Southland Shopping Centre is the perfect family location with fashion, homewares, home and tech, plus family entertainment and your local Village Cinemas.





UNLIMITED FAMILY
ENTERTAINMENT
AND SHOPPING





FIRBANK GRAMMAR

Education

An elite education from one of Melbourne's most prestigious schools is within your reach in Brighton East. Children growing up in this suburb are a short walk from historically high-achieving private institutions such as Brighton Grammar School and Firbank Grammar School.

Brighton Primary School and St Finbar's Primary School both maintain exceptional educational standards, with an emphasis on academic success, emotional wellbeing alongside nurturing and developing social skills.

The Melbourne Montessori School also has an engaging campus in Brighton East, offering families the opportunity to explore alternative educational experiences.





Transport

Just a short drive from the CBD, it's not uncommon for Brighton East residents to travel in their own vehicles to and from work. However, public transport also plays a major role in linking this suburb to other Melbourne suburbs. Moorabbin railway station along the Frankston line is only a 30-minute ride to the city, while trams and buses also link to the surrounding suburbs. You don't need to compromise on metropolitan convenience to enjoy Brighton East's beachside tranquility.

TOWNHOUSE

1



3 BEDROOM

3 BATHROOM

1 GARAGE

GROUND FLOOR 71M²

GARAGE 25M²

FIRST FLOOR 56M²

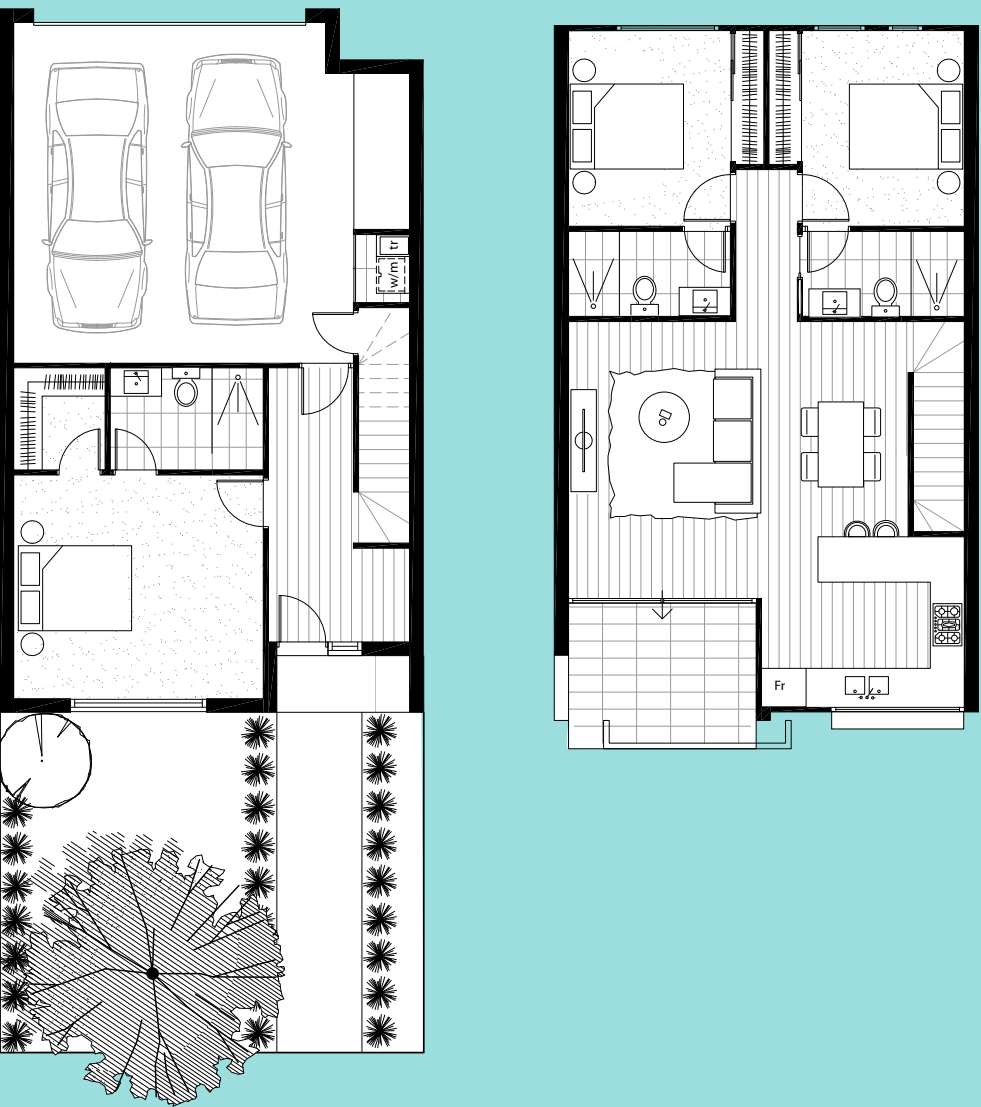
BALCONY 12M²

REAR OPEN SPACE 31M²

TOTAL 166M²

TOWNHOUSE

2



3 BEDROOM

3 BATHROOM

2 GARAGE

GROUND FLOOR 48M²

GARAGE 38M²

FIRST FLOOR 81M²

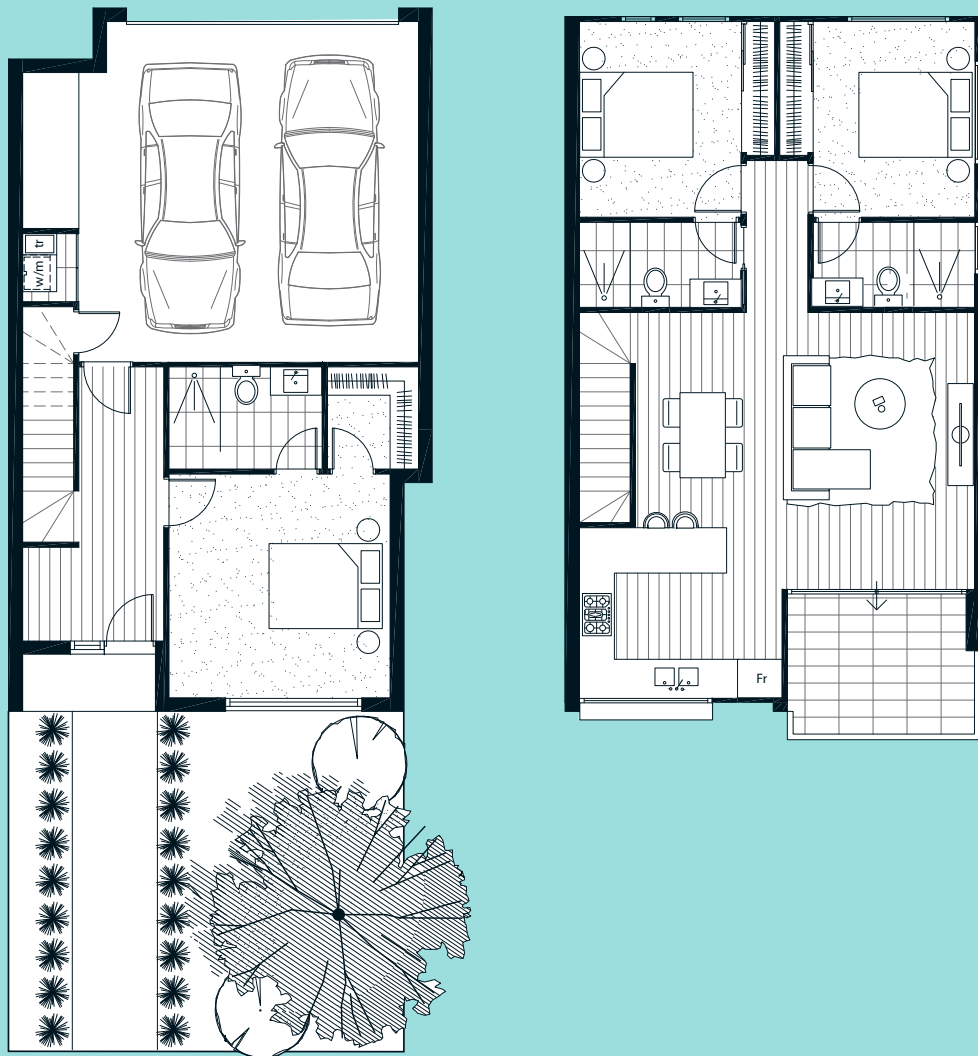
BALCONY 9M²

REAR OPEN SPACE 9M²

TOTAL 178M²

TOWNHOUSE

3



3 BEDROOM

3 BATHROOM

2 GARAGE

GROUND FLOOR 47M²

GARAGE 39M²

FIRST FLOOR 81M²

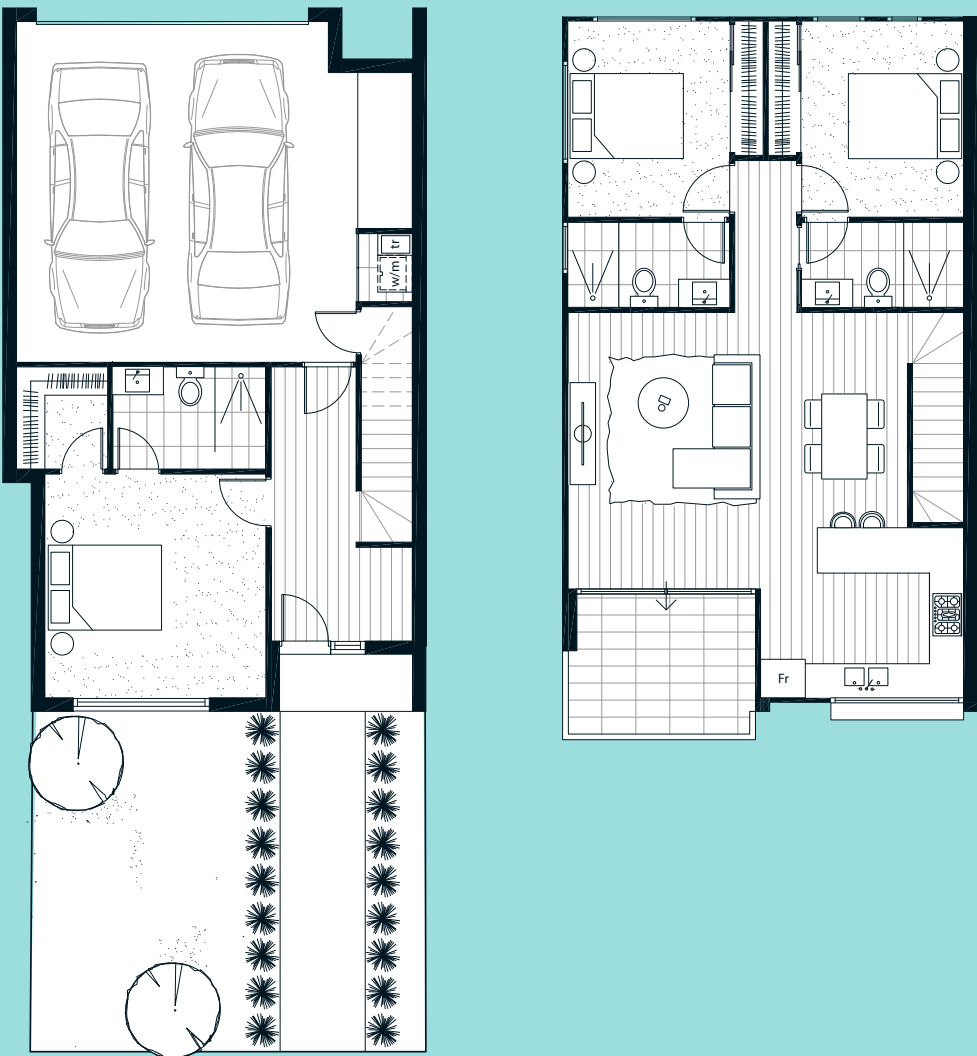
BALCONY 9M²

REAR OPEN SPACE 0M²

TOTAL 178.5M²

TOWNHOUSE

4



3 BEDROOM

3 BATHROOM

2 GARAGE

GROUND FLOOR 47M²

GARAGE 39M²

FIRST FLOOR 81M²

BALCONY 9M²

REAR OPEN SPACE 9M²

TOTAL 178.5M²

TOWNHOUSE

5



3 BEDROOM

3 BATHROOM

1 GARAGE

GROUND FLOOR 70M²

GARAGE 24M²

FIRST FLOOR 56M²

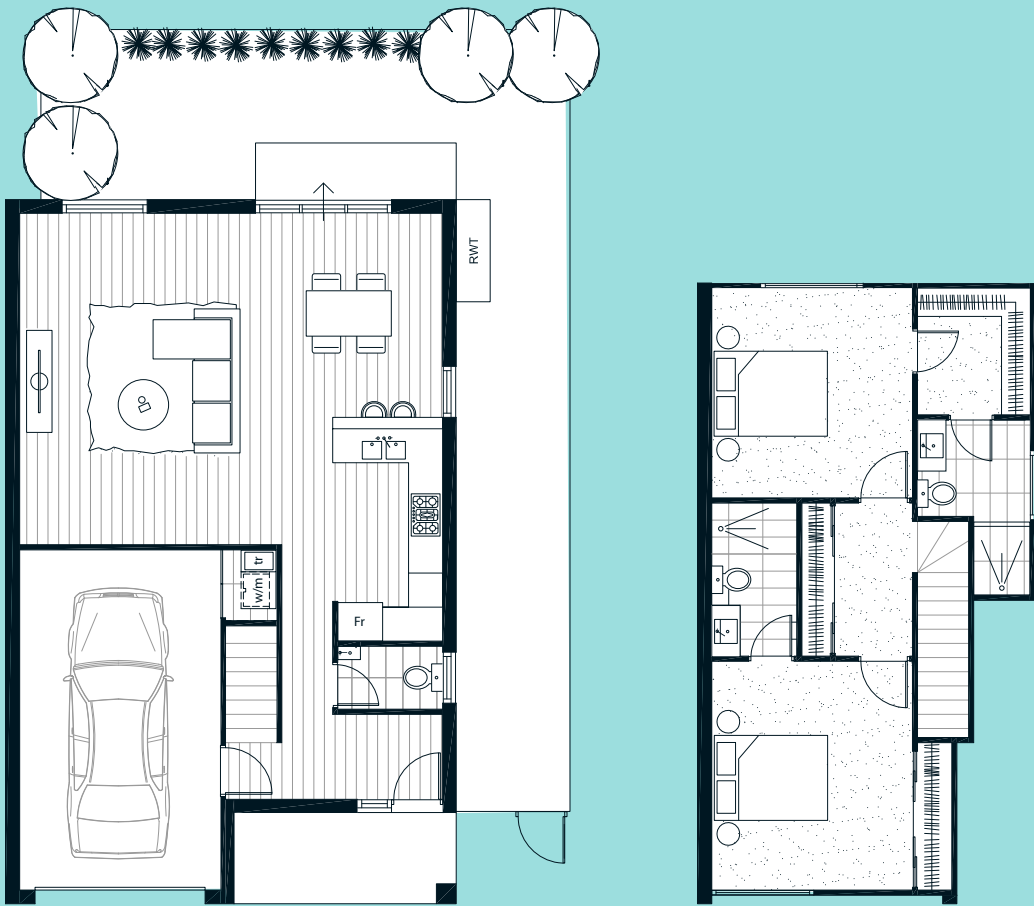
BALCONY 12M²

REAR OPEN SPACE 28M²

TOTAL 164M²

TOWNHOUSE

6



2 BEDROOM

2 BATHROOM

1 GARAGE

GROUND FLOOR 68M²

GARAGE 23M²

FIRST FLOOR 57M²

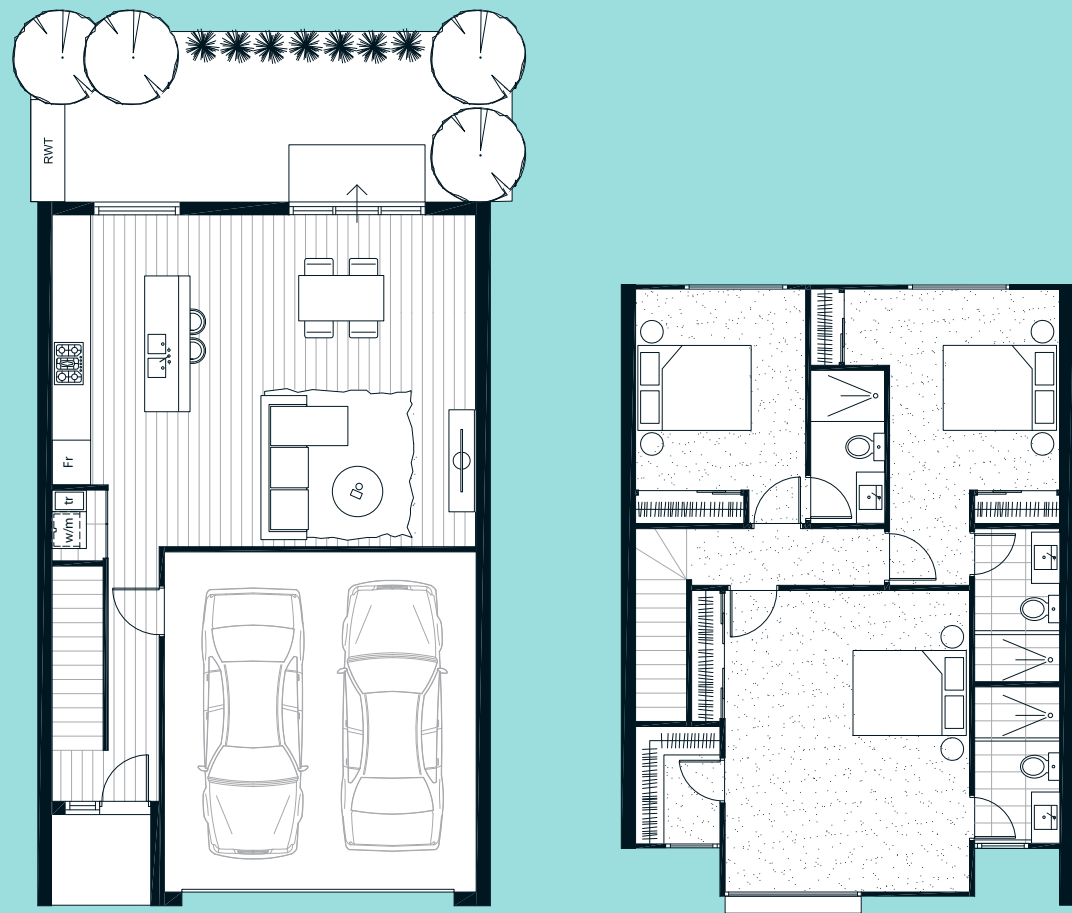
BALCONY 0M²

REAR OPEN SPACE 49.7M²

TOTAL 154M²

TOWNHOUSE

7

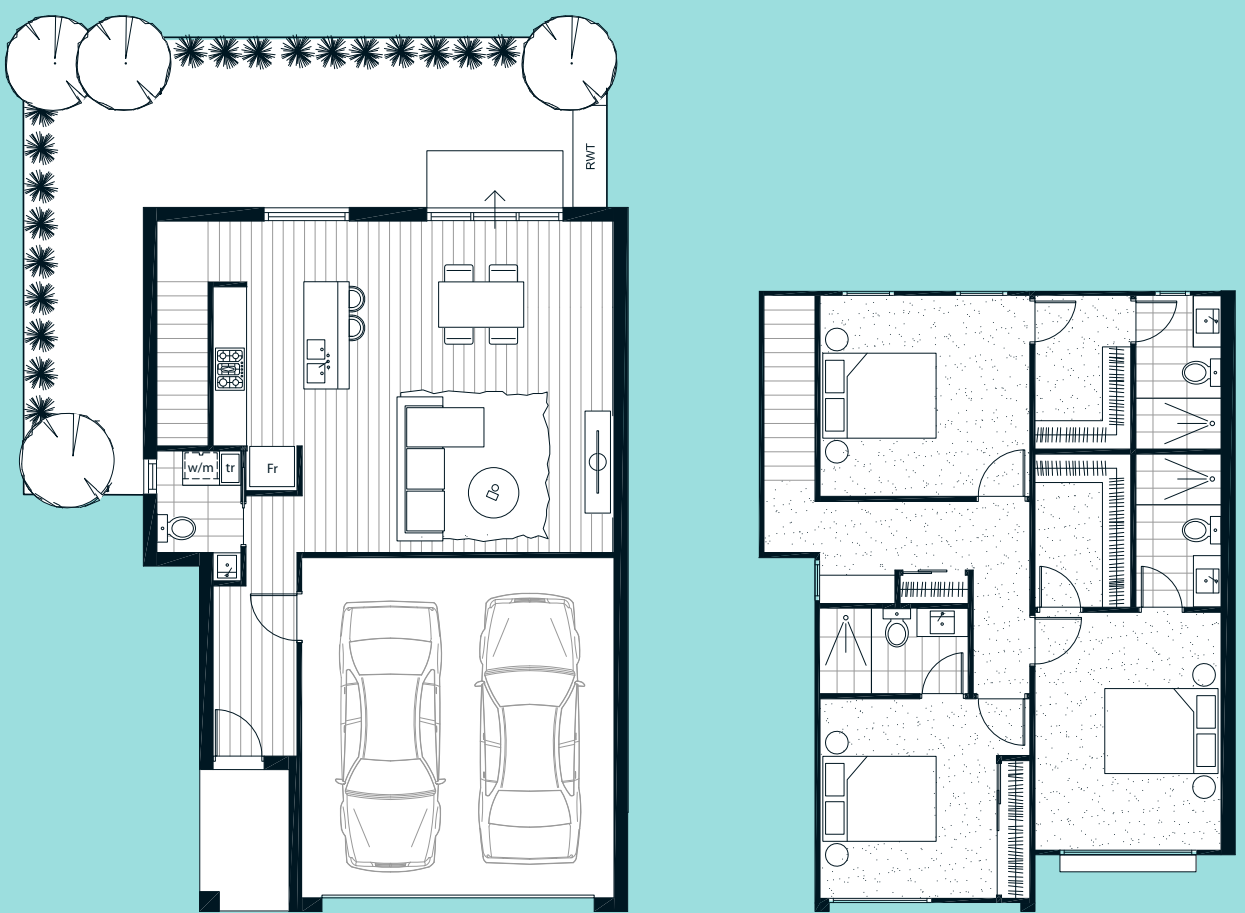


3 BEDROOM 3 BATHROOM 2 GARAGE

GROUND FLOOR 58M² GARAGE 35M² FIRST FLOOR 81M² BALCONY 0M²
REAR OPEN SPACE 25.4M² **TOTAL 177M²**

TOWNHOUSE

8



3 BEDROOM 3 BATHROOM 2 GARAGE

GROUND FLOOR 59M² GARAGE 36M² FIRST FLOOR 80M² BALCONY 0M²
REAR OPEN SPACE 42M² **TOTAL 179M²**

TOWNHOUSE

9



3 BEDROOM

3 BATHROOM

2 GARAGE

GROUND FLOOR 59M²

GARAGE 36M²

FIRST FLOOR 80M²

BALCONY 0M²

REAR OPEN SPACE 42M²

TOTAL 179M²

TOWNHOUSE

10



2 BEDROOM

2 BATHROOM

1 GARAGE

GROUND FLOOR 69M²

GARAGE 25M²

FIRST FLOOR 62M²

BALCONY 0M²

REAR OPEN SPACE 52M²

TOTAL 163M²

The Team

The Developer

Senol Property is a boutique property development agency specialising in turnkey approaches to properties. Our vision is to build communities, to build homes, to build long-lasting, timeless designs. With a completely dedicated in-house team, your project has all hands on deck.

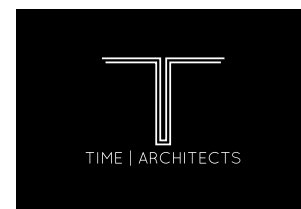
Established over 25 years ago, Senol specialises in high quality commercial and residential properties, with the team overseeing and managing the whole project. Our passionate team bring together creative vision, practical building design and exceptional quality construction to turn concepts into constructs.

The logo for Senol, featuring the word "Senol" in a bold, green, sans-serif font. The letter "S" is stylized with a small gap in its top bar.

The Architect

Time Architects are committed to producing innovative, cutting edge architecture through design excellence. Their experience spans across low to high density developments, from single storey properties through to estate and subdivision development.

The team accepts the challenges associated with making projects a reality by working designs through a process of rethinking and collaboration.



Senol