



## Elegance And Charm In The Heart Of The City

**83 Brougham Street, New Plymouth, New Plymouth**

**Price: By Negotiation**

Rarely do magnificent homes like this come onto the market. Situated at 83 Brougham Street and only 300 metres from the CBD this epitomises central city living. You will be pleasantly surprised how a property can be so quiet this close to the city, bird song and the Marsland Hill bells are the only sounds you will hear.

This spacious floorplan is a light-filled sanctuary with plenty of separation and flow for relaxing, working and entertaining. Upstairs offers three double bedrooms of grand proportions, two with their own ensuites and an additional two bathrooms. The ground floor accommodates a formal lounge and dining room along with a library/billiard room. The fourth bedroom has its own ensuite and a separate guest powder room is also on this level. The family, dining and designer kitchen hold centre stage and flow effortlessly onto a large private sunny deck. A second deck on the eastern side is home to a built-in spa and is a magical place for early morning breakfasts. An attached large double garage with internal access also has a third lounge/media room above. This "Heritage B" residence has been renovated to celebrate and retain its unique heritage character while incorporating all the must-haves for modern-day living. Ever thought about owning a bed and breakfast this is the perfect residence to create a secondary income. The grounds are meticulously manicured and maintained.

Enjoy living in the heart of the city with several cafes and eateries within walking distance. This is a once-in-a-lifetime opportunity for your family to become part of New Plymouth's history! Give us a call today for a viewing

Bedrooms:4

Bathrooms:5

Garages:2

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