

SOLD

64 Dendy St, Brighton



## REVISED STATEMENT OF INFORMATION - BE QUICK!

Privately and peacefully positioned behind a towering brick fence, this elegant, single-level 3 bedroom, 3 bathroom cream-brick charmer offers surprisingly spacious indoor/outdoor living and entertaining, moments from the vitality of Church Street.

Upon stylish, slate-tiled and secure verandah entrance, a light-filled lounge room captures northern sun through delicate panels of cornered glass. An air-conditioned, instantly inviting dining room flows through to a sparkling kitchen with everything at your fingertips, complete with a handy breakfast bar and window servery.

Superbly set over 613sqm (approx.), the home impressively opens up with radiant and roomy living and dining before stepping up outside with an enticing, crystal-clear pool, just in time for summer. All bedrooms are serviced by built-in robes with the convenience of a trio of bathrooms at your disposal.

Located in a notable family-friendly neighbourhood, embrace a rare opportunity to add value at your own leisure by refreshing and customising every detail to suit your lifestyle (STCA).

3 3 2

Price	SOLD
Property Type	Residential
Property ID	1099

### Agent Details

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### Office Details

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Comprehensive features include a study nook, double lock-up garage plus additional driveway parking, central ducted gas heating, Holland blinds, large laundry with shower and a separate WC.

The home is immediately accessible to Church Street's rail and retail, a range of Melbourne's leading schools, the lush greenery of Whyte Street Reserve, and the sand and sea of Dendy Street Beach. Brighton market entrants and downsizers will appreciate the size and value on offer, while switched-on investors will set and forget this strong-growth, high-return portfolio performer.

- \* 3 large bedrooms with BIR, main with ensuite
- \* Roomy and relaxed open-plan living and dining area
- \* Sunlit, north-facing lounge room
- \* Formal dining room
- \* Gleaming kitchen with breakfast bar, window servery and tiled splashback
- \* Luxurious family bathroom with bath
- \* Handy study nook
- \* Large laundry with shower
- \* Separate WC
- \* Enticing swimming pool
- \* Double lock-up brick garage plus additional driveway parking
- \* Ducted heating and air conditioning
- \* Low-maintenance, established garden
- \* Moments from schools, transport, shopping, parkland and beach
- \* Approximately 613sqm allotment

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

