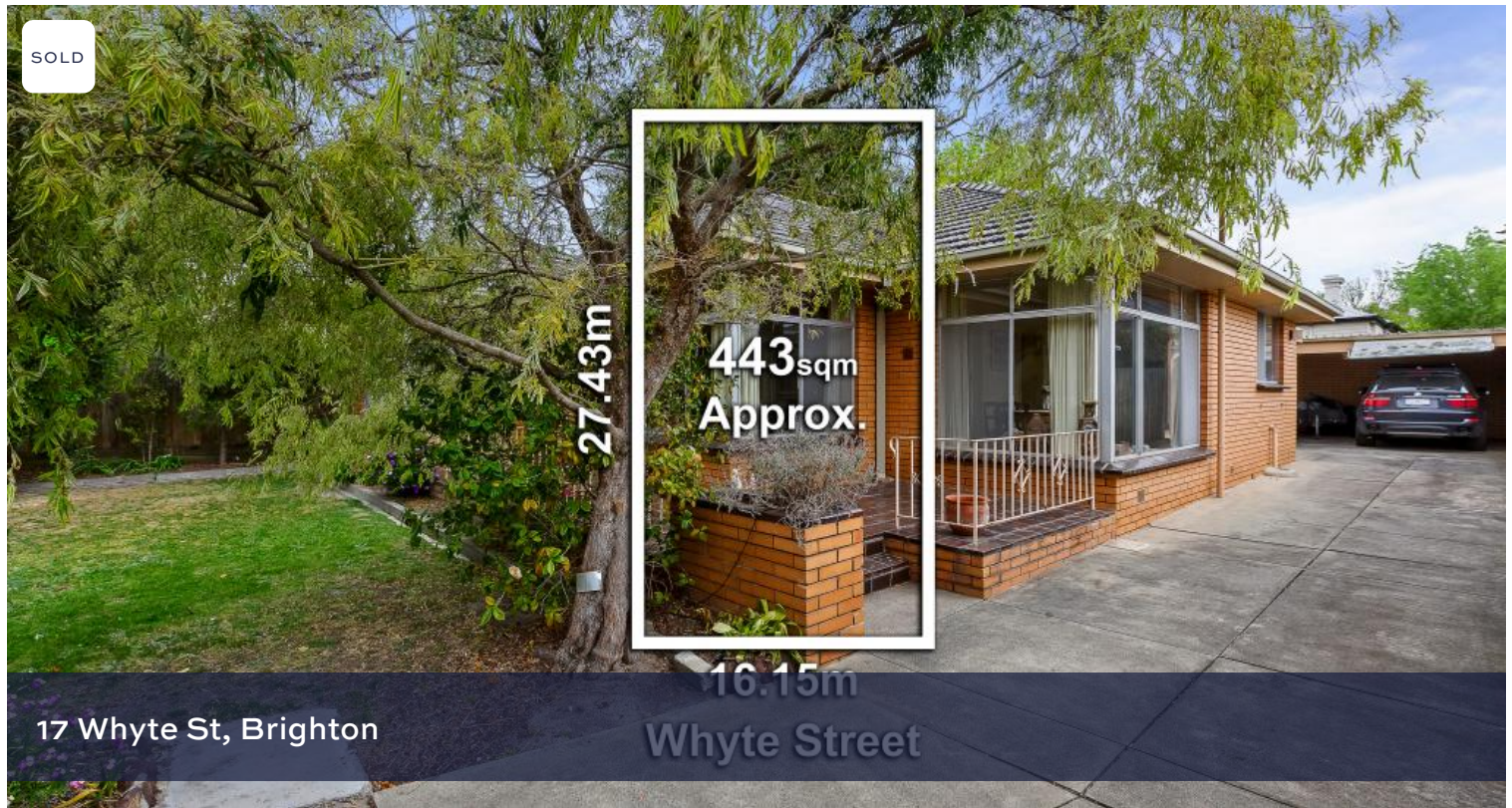


SOLD



## Position Perfect, Premium Potential

This solid brick veneer 50's home in a prime Brighton location truly stands out from the crowd. Set on a very workable 443m2 Approx allotment with 16 metres street frontage, embrace this exciting opportunity to build your dream home (STCA) or add further value to your investment through some minor restoration and renovation.

Discover an enticing world of character-rich living with each and every space offering elements of surprise and detail, enriched by the exquisite use of warm timbers. A separate kitchen with inviting dining and living spaces combine well in this delightful home. Perfect orientation with glorious North facing sun flowing through the living zones and afternoon sun in the West facing rear garden. Land sizes of this proportion and orientation are always in high demand and provide a tremendous opportunity for further growth on investment.

Comprising of two to three bedrooms, each generous in size, the stylish bathroom offers a sumptuous bath and separate, fully tiled shower. Hemmed by a low-maintenance garden, sunny west facing yard, rear double carport and small workshop.

The property is situated in a family friendly neighbourhood, quiet street and the raw potential will send your imagination into

3 1 2

Price	SOLD
Property Type	Residential
Property ID	1153

### Agent Details

Nick Johnstone - 0414 276 871

### Office Details

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9553 8300



overdrive. Stroll to Were St and Church Street Shopping village, Brighton Beach Primary, St. Peters Kindergarten, Xavier College, Whyte Street Reserve and much much more.

- \* Approx. 443sqm parcel of land with 16 metres street frontage

- \* 2/3 bedrooms, 1 bathroom

- \* Light filled living and dining room

- \* Study/home office

- \* Functional kitchen

- \* Separate laundry

- \* Double carport plus additional off-street parking in a long driveway

- \* Established front and rear lawns and gardens

- \* Moments from quality schools, transport options, Whyte Street reserve and Were and Church St shopping

*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.*

