

SOLD

6/32, Outer Cres, Brighton



## Unrivalled Brighton Lifestyle

Impeccably presented with house-like scale, this irresistible 3 bedroom, 2.5 bathroom entertainer offers so much more than initially meets the eye. Delivering secure street frontage in a ground-floor corner position, stroll to Bay Street, Firbank, Brighton Grammar, and the beach, all in a matter of minutes.

Discover a versatile formal lounge or dining area, the ideal spot to connect with family and friends or slip away for some quiet time. Fabulously far-reaching open-plan living/dining pivots a stone-topped kitchen with the full suite of top-of-the-range Miele appliances including an integrated dishwasher and microwave. Boasting an imposing breakfast bar with a dedicated dining component, storage capability is further enhanced by built-in cabinetry.

Attracting the warmth of northern light, an outdoor wraparound terrace offers a unique opportunity to entertain in complete privacy, adjacent to a leafy, high-walled perimeter. Every conceivable indulgence is yours for the taking including exclusive access to the basement from inside the townhouse to 2 side-by-side car parks, 5 large over-the-bonnet storage compartments, and an additional storeroom.

3 2 2

Price	SOLD
Property Type	Residential
Property ID	1697

### Agent Details

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Staged over two levels of luxury, venture upstairs to 3 robed bedrooms with the palatial main featuring extensive walk-in and built-in robes and a naturally lit, twin-vanity ensuite with a fully tiled shower. A principal bathroom showcases floor-to-ceiling tiles, mirrored cabinetry, a rain-shower fitting, and a sumptuous bathtub.

Comprehensive features include a separate laundry with storage and bench space, a handy ground-floor powder room, character-rich timber flooring, double roller blinds, video intercom entry, alarm system, and multi-zone heating and refrigerated cooling throughout. Offering a low-maintenance lifestyle of inspired indulgence, this inner-city hideaway and exemplary investment will not last long. Book your private inspection today!

At a glance...

- \* 3 large robed bedrooms, 2 with BIR, main with BIR/WIR and a luxury twin-vanity ensuite
- \* North-facing open-plan living and dining
- \* Versatile formal lounge or dining with direct terrace access
- \* Stone-topped Miele kitchen with imposing breakfast bar boasting additional storage capability
- \* Luxurious main bathroom with fully tiled shower over bath, mirrored cabinetry, and stone detail
- \* Handy ground-floor powder room
- \* Large laundry with ample storage and shelving
- \* Wraparound terrace with leafy aspect, northern light and a row of olive trees
- \* Low-maintenance garden
- \* Side-by-side basement parking for 2 cars plus storage compartments
- \* Large basement storeroom
- \* Ducted heating and cooling
- \* Video intercom entry
- \* Alarm system
- \* Rich hardwood flooring
- \* Recessed down-lighting
- \* Close to shopping, schools, cafes, beach, restaurants, transport and parkland

*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.*