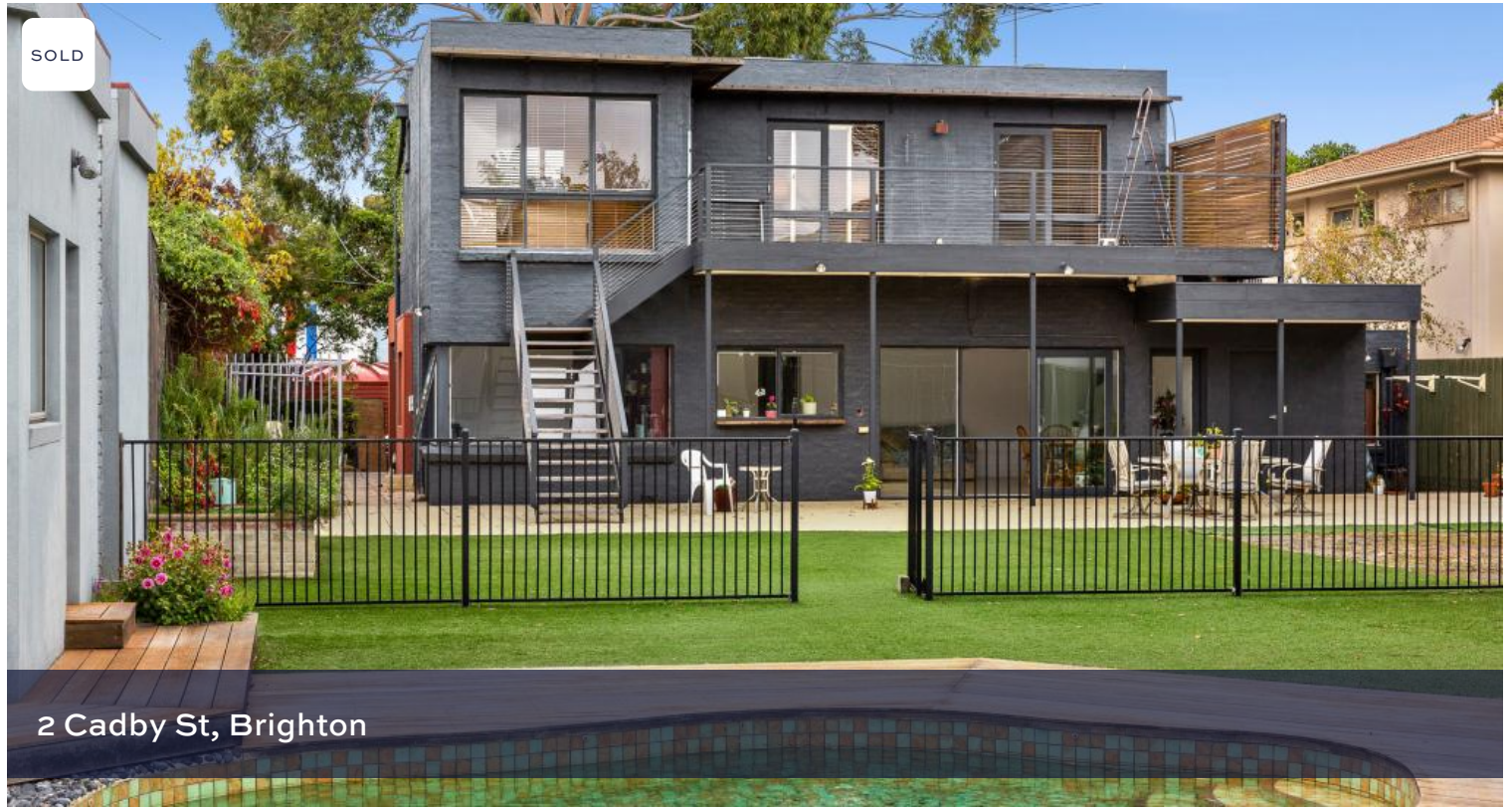


SOLD



2 Cadby St, Brighton



## Dare to Dream with Rare Opportunity Over 980sqm (approx.)

Poised for a rewarding future with a magnificent Middle Brighton address your whole family will love, this modern 4 bedroom (plus study and two studios) entertainer offers so much more than initially meets the eye. Superbly spread over a commanding 980sqm (approx.) with a north-facing rear, this showcase of space is primed and prepared for a new chapter, inviting fresh ideas.

Enjoy a versatile supersized floorplan including a pair of formal rooms up front, an oversized retreat or games room, and a home office with private entry. Always free-flowing, spacious open-plan living and dining pivots a gleaming granite-topped kitchen graced with an inviting island bench and quality stainless-steel appliances including a Miele dishwasher.

Step outside into the northern light and enjoy an expansive paved patio, low-maintenance garden, and a centrepiece swimming pool. The sheer scale of this property will impress with a pair of poolside studios (both with walk-in showers), and a huge balcony overlooking local rooftops and treetops with access from both levels. Make no mistake, entertaining will become your default position with all this space at your disposal!

4 2 2

Price	SOLD
Property Type	Residential
Property ID	1904

### Agent Details

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All four light-filled bedrooms are staged upstairs with the generously sized main complete with a mirrored dressing room, balcony access, and a twin-vanity ensuite boasting a spa bath, marble finishes and a walk-in shower. Additional features include a ground-floor powder room, large laundry, heating/cooling over both levels, a double garage with internal access, and so much more.

Bring your signature style to the table and create the ultimate renovation or build your forever home with 18 metres of frontage and a far-reaching depth of 54m (both approx.). Fully detached with so much space to add value, use the whole allotment to maximise your investment (all STCA).

Showcasing irresistible lifestyle appeal so close to the foreshore, all you need is steps away within walking distance of Brighton Grammar, Firbank, Royal Brighton Yacht Club, and Church Street's boutique shopping and dining selections. Let your imagination run free and make this one your project today!

At a glance...

- \* 4 large bedrooms, 3 with built-in robes, main with private ensuite boasting a dressing room, deck access and a private ensuite
- \* Spacious and sunlit open-plan living and dining
- \* Granite-topped kitchen with an island bench and stainless-steel appliances including a Miele dishwasher
- \* Formal lounge with a gas log fireplace
- \* Formal dining
- \* Huge games room/retreat/rumpus
- \* Home office with a separate entrance
- \* Family-sized bathroom with a luxurious bath, marble-topped vanity, and a fully tiled and skylit walk-in shower
- \* Ground-floor powder room
- \* Large laundry
- \* Swimming pool with landscaped surrounds
- \* Two poolside studios, both with full-sized bathrooms
- \* Palatial paved terrace
- \* Expansive north-facing balcony with access from both levels
- \* Established, low-maintenance garden with an easy-care lawn
- \* Garden shed

\* Remote-controlled double garage with a workshop area and internal access

\* Wired for surround-sound audio

\* Hallway entrance

\* Freshly painted

\* Split-system heating and cooling over both levels

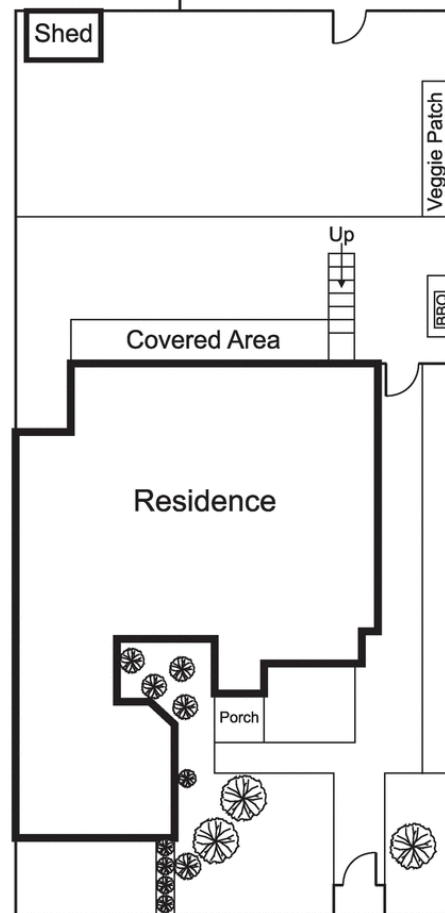
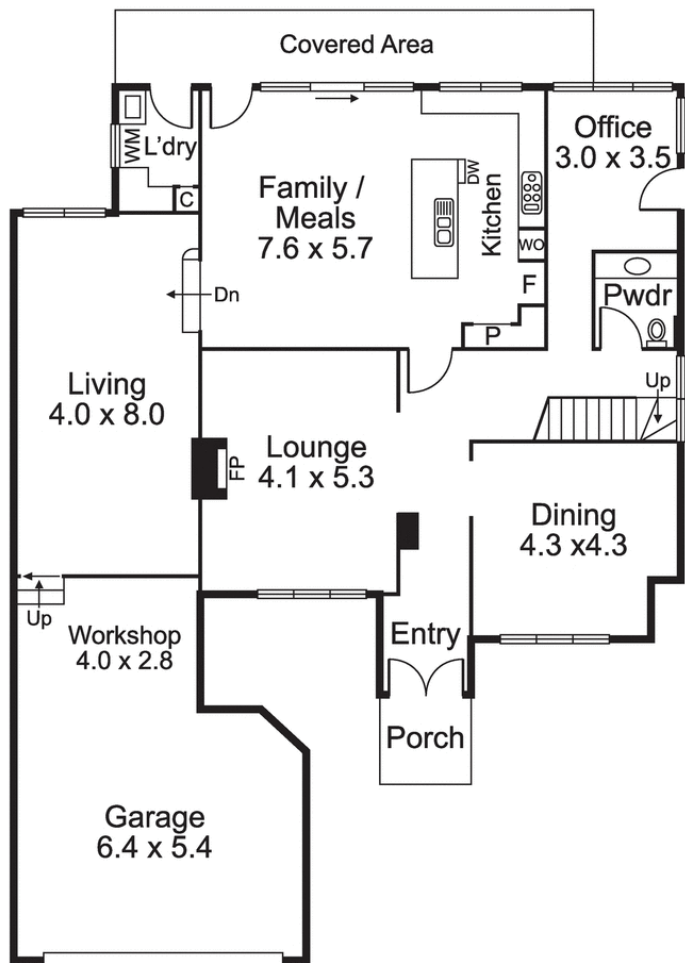
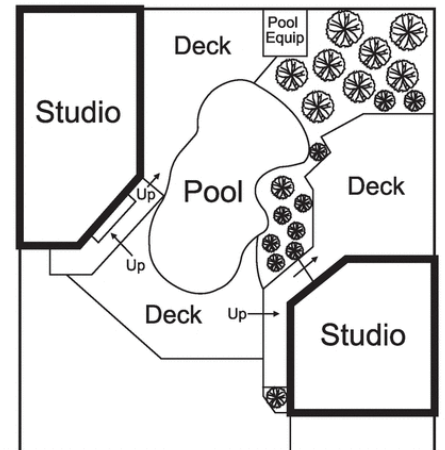
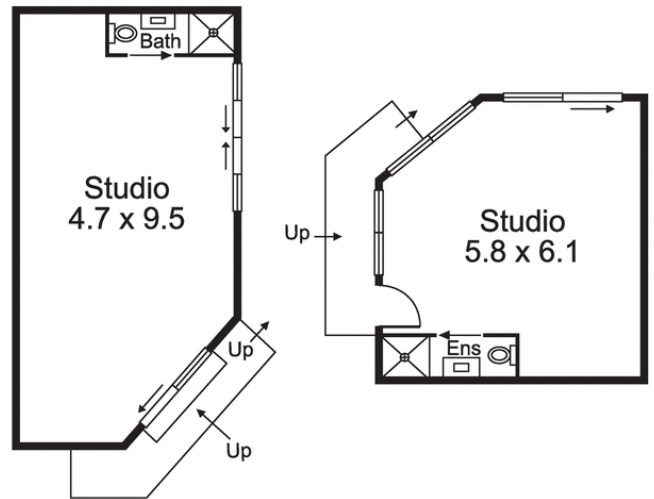
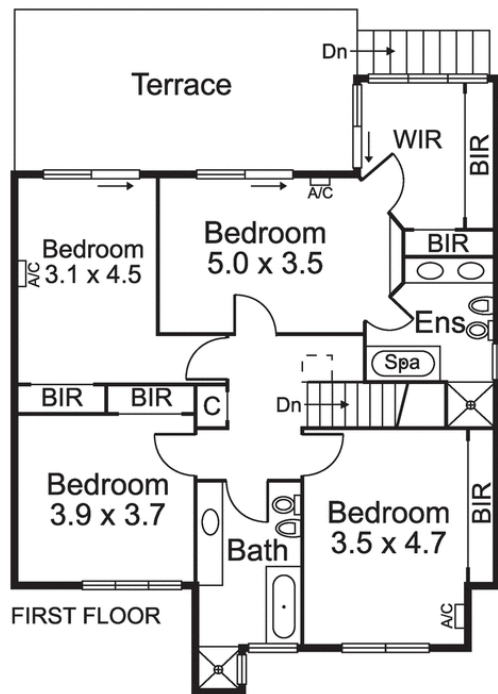
\* Recessed down-lighting

\* Wired for intercom

\* Moments from schools, transport, shopping, parkland, restaurants, cafes and the beach

\* Approx. 980sqm parcel of land

*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.*



GROUND FLOOR