

SOLD



## Superior, Spacious and Simply Sensational Single-Level Living!

A considered combination of enticing indoor/outdoor living and entertaining spaces, this single-level 3 bedroom, 2 bathroom home showcases leading-edge design in a wonderfully central location.

From the very first step inside, discover a wonderful sense of depth with a streamlined interior revealing a clear line of sight to the back of the block. On one side of the broad hallway, a super-sized, sun-drenched studio or rumpus room is a testament to thoughtful planning. Featuring the convenience of a separate entrance, this versatile space would work exceptionally well as a home office capable of accommodating a team. With very little effort, this substantial area could also be split into two producing an additional pair of bedrooms.

The flexible floorplan is a stylish celebration of natural light and functional space. Crisp white walls, Blackbutt boards and soaring ceilings create a timeless quality to the home with open, light-filled living and dining spaces blending dramatic beauty with meticulous attention-to-detail. A sparkling, stone-topped kitchen boasts a high-end Bosch 900mm oven/cooktop and a Fisher and Paykel drawer dishwasher, while a central island bench makes food

3 2 2

Price	SOLD
Property Type	Residential
Property ID	987

### Agent Details

Alan McGillivray - 0419 300 604

### Office Details

Nick Johnstone Pty Ltd  
248 Esplanade Brighton VIC  
3186 Australia  
9553 8300



preparation a joy.

Framed by banks of glass, the home encourages a range of outdoor entertaining opportunities. Instantly click into relaxation mode on a sheltered alfresco timber deck soaking up the northern sun. Designed and styled for easy living, this is an instantly inviting area, just as welcoming no matter the time of day or year.

Proving that modern living and sophisticated design can go hand-in-hand, all three bedrooms and two bathrooms are zoned for privacy, staged to one side of the property. Comprehensive features include heating and cooling throughout, a secure alarm system, a remote-controlled double garage featuring internal and external access, additional storage capabilities and a delightful front courtyard with Merbau sun deck.

Constructed to a meticulous standard and perfectly positioned moments from Church Street in the sought-after GRZ2 zone, take the opportunity to build tall to maximise views if so desired (STCA). Metres from Brighton Primary School, this is peerless Bayside living in a sought-after Middle Brighton location with trains, dog-friendly William Street Reserve, Firbank and Brighton Grammar all within walking distance. Inspect with certainty today!

- Cosy front courtyard with Merbau sun deck
- Fully alarmed
- Holland (roller) blinds
- Temperature-controlled heating and split-system heating and cooling throughout
- Sleek Blackbutt flooring and plush carpeting
- Coveted GRZ2 property
- 3 large bedrooms with BIR, main featuring stunning en suite
- Spacious open-plan living and dining
- Stylish kitchen with central island bench, top-of-the-range Bosch oven/cooktop, integrated Fisher and Paykel dishwasher and reconstituted stone benchtops
- Versatile, super-sized studio/rumpus room with own entrance
- Luxury bathroom featuring bath and separate shower
- Large laundry with ample storage/bench space
- L-shaped, sheltered Merbau alfresco deck
- Remote-controlled double garage featuring internal and external access plus additional driveway parking and substantial storage capacity
- Moments from Middle Brighton train station, Church Street shopping and dining, leading schools, lush parkland and a short walk to Brighton Beach
- Land Size 515m2 Approx.

*whether or not this information is in fact accurate.*

