

**104 Glencairn Avenue, Brighton East, Vic 3187**

FOLLETT & CO

**House For Sale**

Friday, 26 January 2024

104 Glencairn Avenue, Brighton East, Vic 3187

**Bedrooms: 3**

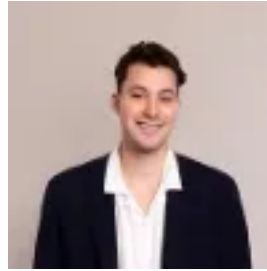
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## EOI Closing Mon 19th February 3pm

This architecturally designed 3-bedroom plus study town residence boasts multiple alfresco areas, including an elevated balcony offering panoramic views of the esteemed Brighton Golf Course. Its well-conceived design encompasses a spacious and luminous layout, ideally suited for a tranquil and low-maintenance Bayside family lifestyle, mere steps away from the verdant expanse of Dendy Park. Aesthetic elements such as curved walls, expansive windows, and a lofty coffered ceiling within the open-plan living/dining zone contribute to a resolute style statement. The ambiance is further heightened by a gas log fireplace nestled within marble surrounds. French doors provide access to the ground-level paved wraparound alfresco space, bathed in abundant northerly sunlight and adorned with a serene water feature, meticulously landscaped borders, and a flourishing vegetable garden. The well-appointed kitchen, adorned with sleek stone surfaces, is equipped with premium AEG appliances, including a wall oven, coffee machine, and gas cooktop with grill plate. This culinary space, bathed in natural light, seamlessly connects to the alfresco area through glass sliding doors. Ascending the staircase, a large picture window introduces captivating treetop neighbourhood views, while the curved balcony adjoining the primary bedroom offers tranquil vistas of the golf course. The main bedroom features an ensuite with twin vanities and a shower, along with a walk-in robe. Another bedroom, complete with built-in robes, enjoys access to a private rear balcony. Additional accommodations on this level include two bedrooms, one of which is versatile enough to serve as a study or nursery, and a meticulously appointed main bathroom boasting both a bath and walk-in shower. The property is enhanced by a double remote-operated garage featuring a workshop space and internal access, a full-size laundry with external entry, and a downstairs powder room. Recently adorned with new paint and carpet throughout, notable amenities include cooling, gas ducted heating, under-stair storage, a security alarm system, and intercom entry. The enviable Bayside location, nestled between Dendy Park and the Brighton Golf Course, presents an effortless stroll to schools, cafes, and the beach, encapsulating a truly distinctive lifestyle opportunity.