

**1&2/45 Carpenter Street, Brighton, Vic 3186**

**NICK JOHNSTONE**

**Sold Block Of Units**

Thursday, 21 September 2023

**1&2/45 Carpenter Street, Brighton, Vic 3186**

**Bedrooms: 5**

**Bathrooms: 1**

**Area: 677 m2**

**Type: Block Of Units**



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## Contact agent

Two Titles, One Opportunity, Luxury Location 677sqm (approx.) on corner block Blue ribbon positioned, these two single level brick homes with 18.4m frontage, set on a prime 677sqm corner block (approx.) with no overlays and a General Residential Zone (GRZ) offers a rare development opportunity (STCA) in a coveted Brighton setting on the edge of cafes, restaurants, shops, and cinema. An easy stroll of Middle Brighton station, Brighton Grammar, Brighton Primary and Firbank Grammar School, and only minutes from Dendy Beach and the Townhall parklands. Each of these 3-bedroom single level, solid brick charmers, feature a wide entry foyer, bright living/dining spaces, large kitchens with wrap around benchtops, original style bathrooms, outdoor courtyards, spacious bedrooms (one master with ensuite), full sized laundries, split system heating and cooling & a single lock up garage. Both units are currently leased for \$81,900 p/a – unit 1/45 is \$850 p/w & unit 2/45 is \$725 p/w. At a glance...· 677m<sup>2</sup>· 2 titles together· Corner block· 18.4m frontage· GRZ zoning· 2 x 3-bedroom single level solid brick homes· Light and bright living and dining spaces· Large kitchens with wrap around benches· Move in or lease out while you plan your next move· Lock and leave lifestyle Property Code: 2717