

**15/3 Landcox Street, Brighton East, Vic 3187**



**Townhouse For Sale**

Monday, 6 November 2023

15/3 Landcox Street, Brighton East, Vic 3187

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Matthew Morley  
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Jeremy Rosens  
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**\$1,250,000 - \$1,375,000**

Designed for low maintenance easy living, you'll love the lifestyle & park side location of this sun drenched & spacious townhouse sanctuary. Tucked away in "Landcox Close" - a boutique complex in the heart of Brighton East, with direct access to the magnificent Landcox Park, providing the ultimate kids playground literally in your backyard, this easy care entertainer's abode, with the added advantage of three alfresco spaces to enjoy, is one of Brighton East's best kept secrets. From the moment you open the front gate & step inside the blissfully private exceptionally spacious front courtyard with an expansive timber deck on one side & a blue stone paved alfresco area on the other side, you'll know you've found something special. On the interior, an inviting entrance hallway delivers a generously proportioned living room with front & rear courtyard access & a light filled family dining room also opening out to the front courtyard, providing a fabulous indoor-outdoor lifestyle for families to relax & entertain with absolute ease. Adding to the allure is a modern well appointed kitchen with large central island bench, quality appliances (including dishwasher) & an abundance of storage. Retreat upstairs to reveal a generous main bedroom with soaring ceilings, illuminating sky high windows, walk-in robe & ensuite as well as two additional bedrooms with built-in robes & a stylishly appointed central bathroom with bath, shower & separate toilet. Other features include ducted heating, split system heating/cooling, laundry, powder room, rear storage shed, double garage & visitors parking. Ideally located in a private community setting within the coveted Gardenvale Primary School zone, close to local cafes, vibrant Bay Street & Hawthorn Road shopping strips, well regarded schools, Hurlingham Park, transport & the beach!