

**167 New Street, Brighton, Vic 3186**

**FREDMAN**

**House For Sale**

Tuesday, 21 May 2024

167 New Street, Brighton, Vic 3186

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

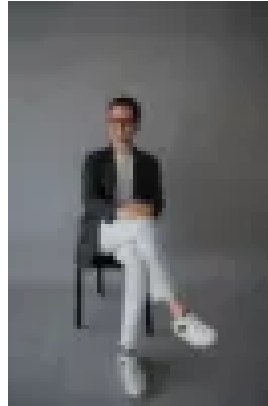
**Area: 930 m2**

**Type: House**



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## Contact Agent

Let your imagination take control when you see the scale, scope and location of this classic 4-bedroom, 2.5 bathroom Brighton home occupying a vast 930sqm (approx.) of stunning Blue-Chip land. Incredibly appealing as is, with its twist of 1960s split-level cool and breathtaking full-size tennis court out to the west-facing rear, the established residence also presents an array of future value-add options ready to lure in a range of buyers. Impressive from the road behind an auto gated driveway, the floorplan is enhanced by huge picture windows in the formal lounge and dining room which boasts an open fireplace and a calming sunset-facing aspect across the fully-tiled heated pool and the mod-grass court. Right at the heart of the floorplan ideal for bringing loved ones together, a Miele-equipped kitchen overlooks the light-splashed family & meals area and poolside patio which soaks up the afternoon & evening sunshine, while also on entry level is a generous bedroom with adjacent powder room. Upstairs discover three more bedrooms including the king-size master with walk-in robe and marble accented ensuite - a finish that is also displayed in the full family bathroom. A street-facing balcony, large laundry and heating/cooling are also offered together with a full perimeter surveillance system plus a poolside storeroom, lock-up garage and additional off-street parking. Sure to whet the appetite of some to inspire a modern renovation and perhaps extension, this is also a simply sensational site that would perfectly anchor a stunning new family residence tailored exactly to your needs - rear laneway access would aid any development and also enhances the prospect of a luxury subdivision (all development STCA). Merely moments to Church Street's bustle, restaurants & boutiques, steps to buses and close to the station, this highly desired location is a few minutes' walk to both Brighton Grammar & Firbank Grammar as well as the soft sandy beaches of Port Phillip Bay. Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to appropriate legal documentation to complete your due diligence.