

**1A Cambridge Street, Brighton East, Vic 3187**

**NICK JOHNSTONE**

**House For Sale**

Wednesday, 22 May 2024

**1A Cambridge Street, Brighton East, Vic 3187**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Rachael Cavallaro  
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## AUCTION SATURDAY 15 JUNE AT 12PM

A sophisticated setting of serenity, style & space away from the daily hustle & bustle, this smartly appointed and perfectly positioned 4-bedroom, 3.5-bathroom residence is bound to impress. Dishing up as much appeal to busy owner-occupiers as it will savvy investors, it is an offering that delivers the ever-popular combination of family-sized accommodation and an easy-to-maintain setting - all matched by a leafy low-traffic locale just moments to a raft of essential amenities and lifestyle attractions. Spanning two spacious & impeccably presented levels, among the home's many standout features are an open plan north-facing living/dining zone, a chic Smeg/stone kitchen, dedicated study area with built-in desk and a choice of ensuited master bedrooms either upstairs or down. The two remaining bedrooms share a bright family bathroom & separate WC - there is also a ground-floor powder room available for guests - while as-new reverse cycle heating/cooling, ceiling fans, plantation shutters, wide-board flooring and a full laundry complete the interiors. Outside is an entertainer's dream, complete with an outdoor kitchen and multi-seasonal alfresco area all embraced by established yet low maintenance gardens. An auto garage completes a truly appealing package. Zoned for Brighton Secondary College & Gardenvale Primary School, the home is within easy reach of Brighton's private schools, cafes and shops on Bay and Martin streets and the beautiful expanses of Landcox Park. At a glance...· Sophisticated 4-bedroom, 3.5-bathroom residence in easy-care setting.· Quiet tree-lined street close to Landcox Park, within reach of essential amenities.· North-facing living/dining opening to sheltered alfresco with outdoor kitchen.· Chic Smeg/stone kitchen, dedicated study area & choice of masters upstairs or down.· As-new R/C heating/cooling, ceiling fans, shutters, wide-board flooring & auto garage.· In the Brighton Secondary and Gardenvale Primary School catchment zones. Property Code: 2921