

# 1C Gleniffer Avenue, Brighton East, Vic 3187



## Townhouse For Sale

Friday, 19 April 2024

1C Gleniffer Avenue, Brighton East, Vic 3187

Bedrooms: 3

Bathrooms: 3

Parkings: 3

Type: Townhouse



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**\$1,400,000 - \$1,520,000**

This stunning property boasts a blend of luxurious features and practical amenities, perfect for modern living. With three bedrooms plus an office/retreat, three bathrooms, and ample parking for three vehicles, it offers both space and functionality. Upon entry, you'll be greeted by the prestigious finishes that adorn the interior, including New South Wales spotted gum polished floor boards with a satin finish, exuding elegance and warmth throughout. The kitchen is a chef's dream, featuring a Caesarstone 4220 buttermilk benchtop, complemented by sleek LED lighting and top-of-the-line European appliances, such as Fisher and Paykel's double dish drawer and Blanco oven/gas cooker. The bathrooms are equally impressive, with a generous-sized double vanity in the main bathroom, complete with a skylight for added natural light. The upper bathroom also features a skylight, enhancing the bright and airy ambiance. The master bedroom offers a retreat-like experience, with access to a large private balcony boasting a northerly aspect, perfect for enjoying the sunshine and serene views. Outside, the property continues to impress with its mature garden providing privacy and tranquility, especially with its northerly aspect. A covered pergola in the backyard, equipped with an automatic roof featuring a rain sensor, ensures outdoor entertaining can be enjoyed year-round. Bifold doors open onto the outdoor entertainment/dining area, which is enhanced by a quality louvred roof, offering both shade and shelter. The versatile study, also doubling as a guest bedroom, provides flexibility and convenience, with direct access to the upstairs private balcony. Additionally, the property boasts a low-maintenance automatic in-ground water sprinkler system, Boreal espresso bricks, and an exposed aggregate concrete driveway, adding to its appeal. Security and comfort are prioritized with features such as a gate intercom system, Bosch alarm system, Crimesafe entrance door, and a double garage with an additional parking space. Utilities are efficiently managed with Rheem solar hot water, a 9200L underground water tank connected to garden and laundry taps, and a toilet. Furthermore, the property offers comfort year-round with a reverse cycle air ducted conditioner and a gas log heater, ensuring a cozy atmosphere regardless of the season.