

# 201/34 Warleigh Grove, Brighton, Vic 3186

**NICK JOHNSTONE**

## Apartment For Sale

Tuesday, 28 November 2023

201/34 Warleigh Grove, Brighton, Vic 3186

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Nick Johnstone



Tim Jones

0421610384

## PRIVATE SALE

Nestled within the highly desired, "The Warleigh" development, this 2-bedroom, 2-bathroom residence masterfully unites the allure of serene sanctuary grounds, combined with the conveniences of everyday modern living. Upon entering, you'll be impressed by the abundance of natural light streaming into the open plan living and dining area, showcasing wide Oak flooring, high ceilings & crisp white walls, thoughtfully designed for intimate gatherings with family & friends. The apartment seamlessly weaves together its indoor and outdoor spaces, bridging the divide with expansive floor-to-ceiling glass sliders, out to the alfresco & sun splashed balcony overlooking lush green surrounds. The gourmet & timelessly curated kitchen reveals sleek benchtops and high-quality Miele appliances, cleverly concealed space for fridge/freezer, marble splash back & plenty of cupboard space. The generously proportioned master suite boasts built in robes and an elegantly appointed ensuite, while the second bedroom just as spacious, with a study nook, also offers built-in robes and is serviced by a sparkling central bathroom. Additional features include ducted heating & cooling, secure video intercom entry, European Laundry, lift access to basement parking for one car, storage cage, glorious communal gardens and a "live in" building manager. In the heart of the Bay Street precinct with bars, bistros and the cinema around the corner, and the station almost at the door, this sensational apartment has primary schools and the private schools (Brighton Grammar, Firbank, and Star of the Sea) within a walk, the Golden Mile beachfront within a jog or cycle, and the city within a short 21-minute commute. At a glance...· Bright, open plan living and dining· Generously sized bedrooms (BIRS, master with ensuite)· Sparkling, central, fully tiled bathroom· Sun splashed, westerly facing, alfresco balcony with treetop vistas· European laundry· Security entrance with video intercom· Ducted heating and cooling· Basement parking for one car· Storage cage· Lock up and leave lifestyle!Property Code: 2789