

**22 Hanby Street, Brighton, Vic 3186**



**House For Sale**

Friday, 3 May 2024

**22 Hanby Street, Brighton, Vic 3186**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Julian Augustini  
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Romana Preston  
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## **EOI Closing 28th May at 3PM**

From your home in leafy Hanby Street, step out to enjoy the parks, have a coffee at the corner, walk children to school, or older ones can ride their bikes. This rare and undercapitalised site in central Brighton has an even more rare depth of over 60 m. This property of approx. 754 sqm offers unparalleled development potential (Subject to Council Approval) or an opportunity for your dream home. Capitalise on the sunshine on your north boundary of over 60m. Design a resort style home for this prestigious street. Just 150m to the corner café, in the Were Street village with its boutique grocery. Amble down to Church Street. At home in the heart of Brighton, this prized location makes family life easy being within the Brighton Beach Primary School zone, in easy reach of Brighton Grammar, Firbank Grammar, St Leonards Collage and Haileybury Junior School. Middle Brighton Station is a starting point for many schools and the city. Dendy Street leads you directly to the beach and bathing boxes. Alternatively, share this prime site, and build more than one home. (Subject to Council Approval). Capitalize on this blue chip address with a dual occupancy development just minutes to the Church Street and Hampton Street retail strips, rail stations and the Dendy Street beach, this high worth location is ready to reward. There is scope for the heated and cooled four bedroom, three bathroom, dual zone home already here, to pay its way, or let you get settled in this central Brighton spot until it's time to break ground. For further information contact Julian Augustini on 0418 558 408 or Romana Preston on 0401 066 909.