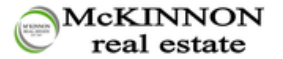


3/23 Landcox Street, Brighton East, Vic 3187



House For Sale

Friday, 3 May 2024

3/23 Landcox Street, Brighton East, Vic 3187

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 369 m2

Type: House



Eric Cohen

\$1.495M View Now!

This freestanding single level home is an exceptional masterpiece of solid build and modern finish surrounded by clear sunlight from all directions. Secluded and set back at the rear of the block, this home is a fantastic family starter, ideal retiree lock up and go, and a high return on investment home for the astute investor. Sit back and enjoy your morning coffee while watching the 'energy of life' on your back undercover alfresco, while listening to the joy and harmony of life's best rewards all for free on your back door, with Landcox Park as your rear neighbour. Walk in and be marvelled by the gleaming hardwood floors, high ceilings and flexible combination of indoor and outdoor living ready to enjoy. Updated and modernised for the growing family, this home features 4 generous bedrooms, all with built in robes, master with walk in robe and adjacent ensuite. Enjoy the ambiance and functionality of the spacious northern light lounge and dining design, combined with tri-coloured downlights, brand new blinds and curtains throughout. Brand new kitchen with stainless steel gas cooking and wall oven accompanied by Boston Oak finishes, gun metal flex tap, double sink and dishwasher. Soft close easy pull draws all accompanied by sparkling 40mm stone benchtop on a clever credenza. Full size laundry with outdoor access, central main bathroom with bath and separate shower. Separate toilet, instant gas hot water, central ducted heating and split system in the master, as well as the main lounge room. Plenty of cupboard space, broadband ready and much more. An amazing enclosed double, deep carport for the handyman that can be easily converted into a lockable garage. Featuring a wraparound yard, undercover storage, with a generous rear yard....but wait, you have Landcox Park as your back yard to run on and enjoy with a private gate and high fence for complete privacy and security. Zoned for Gardenvale Primary School, Brighton Secondary College, and prestigious private schools nearby. Enjoy Zest Coffee on a Sunday morning stroll. Cross the park and walk to Bay Street shops, supermarket, idyllic quality restaurants and the Palace Brighton Bay cinema. Access to immediate transport with North Brighton station on the Sandringham line and multiple bus and tram options like 626 and 64 Tram on Hawthorn Road, Minutes to Southland and the beach. This is PRIVATE SALE, contract is ready, so make a deal today. Rental potential: \$800p.w council rates \$1802p.a No active owners corporation: No fees. NOTE: Please walk all the way down the driveway upon arrival. ID required. We reserve the right of admittance. View Anytime by private appointment, or scheduled open times.