

**3/44 Durrant Street, Brighton, Vic 3186**



**Villa For Sale**

Friday, 23 February 2024

3/44 Durrant Street, Brighton, Vic 3186

**Bedrooms: 3**

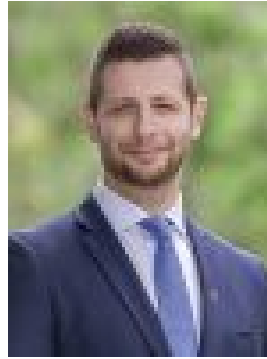
**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**



Melina Scriva  
0419348606



Spiro Vasiliadis  
0391941200

**\$1,350,000**

An unexpected surprise, this light and bright three bedroom rendered brick villa has a generous rear garden that rivals most backyards. Built in 1971 by the owner's husband who built the entire development, she moved back into the development 19 years ago because she knew the quality of its construction. Retaining its polished floorboards and sparkling chandeliers throughout, this impeccable abode enjoys a lovely entry foyer, a glass sliding door into the inviting living and dining room with its access into the rear garden; a well appointed kitchen with pantry and breakfast bar; three good size bedrooms (two with robes), porcelain tiled bathroom with bidet, second toilet and a fitted laundry. The generous rear garden captures the morning sun and has a stencil paved patio and low maintenance mod grass, giving you plenty of room to entertain the family, as well as garage access so you can landscape till your heart's content. Welcomed by a cottage garden full of colour that's maintained by the owner's corporation, this easy care home is appointed with reverse cycle air conditioning, a retractable ceiling fan, security doors, double blinds and an auto garage with a second car space. Super convenient, an easy walk to Bay Street for all your shopping, dining and cinema needs, or you can catch the Sandringham line train, send the kids to Brighton Primary School, Brighton Grammar or Firbank, or take the dog for a walk at William Street Reserve, only minutes to the beach.