

3/78 William Street, Brighton, Vic 3186



Sold Unit

Wednesday, 20 September 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 110 m2

Type: Unit

Contact agent

Nestled in the heart of Middle Brighton, in the quaintest of cul-de-sacs, is this impeccably renovated villa that reads more like a house as it has its own driveway and street frontage on Tucker Avenue, while still holding its prestigious William Street address. Perfectly positioned halfway between the illustrious Church and Bay Streets - both being a 10-minute walk away - you'll be spoiled with a lavish choice of brunch, café and shopping destinations which exemplify the Brighton lifestyle and make it the sought-after locale that it is. While a four-minute drive from the home will arrive you at some of Melbourne's most well-known and beautiful beaches. Wake up to the sound of birds chirping in the gardens that surround this hidden gem of a property, in its most tucked away, and unique of locations. With the William Street Reserve Off-Leash Dog Park and the William Street playground as your front yard, those with children and/or dogs will open up to a transformed lifestyle right at your doorstep. The aspect of the home and position of its windows ensure that it is radiantly light-filled and bright throughout the entire home. With only 4 units on this sizable block, with 75% being owner-occupiers, some with up to up to 30+ years of ownership, these tightly held units do not come onto the market often. The ownership of the common land is divided equally between all 4 owners, making the footprint sizable and thereby an attractive investment in blue chip land. There is also a precedent in this block of units for developing a second level.

Front Entrance Hall The pathway winding through the picturesque and manicured front garden of the property leads to its magnificent front entrance opening to a separate entrance hall.

Living Room The wall-to-wall and floor-to-ceiling windows in the living room offer an expansive view of the William Street Reserve and off-leash dog park. Dog lovers sit back and be mesmerised by the view of dogs delighting in their play of running and socialising from the comfort of your couch. The living room also includes a gas log wood fireplace that is both beautiful and functional as it turns the house toasty warm during the cold winter months.

Bedrooms 2 of the 3 bedrooms have built in robes and are most suited for use as bedrooms, but with the third very large room, your options are wide open. This huge and versatile third room can be purposed to suit the needs of your lifestyle. Whatever use case you choose, with sunlight spilling from the skylight above and with a view overlooking the William Street Reserve, the certainty is that you will love this light-filled and versatile room. Additionally, this third room has its own main entrance door with deadbolt entry and is separated from the rest of the house by the entrance hall. For those working from home, once the working day is done you can walk out of your office and lock the door behind you, physically and mentally leaving work behind you and switching gears to home life to truly unwind. In this day and age, a home office that is somehow physically separate from the rest of the home truly adds an invaluable element of lifestyle that only a peaceful and restful mind can bring.

Kitchen The sleek and minimalistic kitchen with its neutral and calming tones includes extremely generous cupboard space, gas cooktop, oven, dishwasher, 2 integrated fridges, 2 integrated freezers and a euro laundry. The huge white stone benchtop with waterfall offers an abundance of bench space and also incorporates the ever-practical breakfast bar.

Dining Area The dining area is strategically placed within close proximity to the kitchen and also in front of the bi-fold doors which open to the tranquil courtyard. On beautiful balmy summer nights, enjoy dining with the bi-folds drawn wide open to take in the feel of al fresco dining indoors.

Courtyard Flowing from the dining area via the bi-fold doors is the stunning resort-style courtyard with its sheer-curtained pergola and Moroccan vibe, offering the most tranquil of spaces to relax and unwind. The knowledge that the courtyard also offers complete privacy with no neighbouring properties overlooking it allows an even deeper level of relaxation. Quietly tucked away around the corner in the courtyard is the more practical outdoor sink and above ground veggie garden, complete with a delightful espalier lemon tree.

Bathroom The central bathroom with its day spa vibe has been stylishly renovated with use of Italian textured tiles, illuminated mirror, ample storage and shower over bath.

Carport Let's not forget the car! It will be well looked after and protected from the elements by the spacious car port. With Brighton Primary school only a 4 minute walk away and both Firbank and Brighton Grammar 900 meters away, those with young children will have time during the very short walk to school to stop for a daily play in the William Street Playground which is en route to school. There will certainly never be any concern about finding parking at the school drop off and pick up! Instead, there will be treasured memories of walks to and from school via the playground en route that will last a lifetime.