

**4/44 Durrant Street, Brighton, Vic 3186**



**Unit For Sale**

Wednesday, 27 December 2023

4/44 Durrant Street, Brighton, Vic 3186

**Bedrooms: 3**

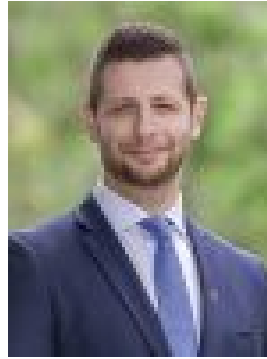
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Melina Scriva  
0419348606



Spiro Vasiliadis  
0404534566

**\$1,350,000 - \$1,450,000**

A substantial surprise with a sensational rear courtyard, this smart three bedroom single level rendered unit sits beautifully in this premium pocket. Tucked away towards the rear of this well maintained development, this modernised home enjoys a wide entry foyer with a sliding glass door to the lovely living and dining area, an entertainer's size kitchen with stainless steel appliances, a fantastic main bedroom with full wall of fitted robes, two further double bedrooms (one with built in robes), a fully appointed modern bathroom and an updated laundry. The highlight is the sun soaked rear courtyard with its open spaces for playing and entertaining all within a super low maintenance landscape. Then there's the bonus of a private, air conditioned office studio. Providing rear laneway access so you can bring the dog straight into the yard, this quality unit is complete with timber floors, double blinds, ducted heating, evaporative cooling, reverse cycle air conditioning, security doors, ample storage and an auto garage. A superb position, walk to Bay Street's fabulous cafes, North Brighton station, Brighton Primary School and William Street Reserve, while still within reach of Church Street convenience, famous beaches and Brighton's schooling elites.