

# 40 Thomas St, Brighton East, VIC, 3187

## Sold House

Friday, 28 July 2023

40 Thomas St, Brighton East, VIC, 3187

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Lambros Bollas  
0402133505



Harrison Mosley  
0402133505

## **Timeless Art-Deco Design with Significant Potential**

A significant landholding opportunity has arisen in Brighton East. Captured by an impressive 580 sqm (approx), the pre-existing art-deco home is the perfect template for creative reinvention whereas the clear flat land invites extension or full-scale redevelopment (subject to council approval).

Steps from the Elster Creek Trail and its connections onto Landcox Park & Hurlingham sports grounds, families benefit from proximity to the esteemed bayside school belt, boutique retail outlets, and Centre Road village.

Comprising lead-light features, high ceilings, and art-deco flourishes, this property responds to the shifting demands of contemporary life with a versatile floorplan accommodating multiple living zones and a feature rear sunroom connecting onto the peaceful & private rear yard.

In a peaceful, family-favoured locale, this home tempts a modern renovation or extension, while inspiring new beginnings and fresh perspectives (subject to council approval).