

# 45 Glencairn Avenue, Brighton East, Vic 3187



## House For Sale

Wednesday, 12 June 2024

45 Glencairn Avenue, Brighton East, Vic 3187

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 671 m2

Type: House



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**\$2,400,000 - \$2,600,000**

Exclusively positioned on the edge of Brighton Golf Course, with far-reaching fairway vistas from the rear north-westerly aspect, this three-bedroom, character-rich residence on 671sqm\* presents an outstanding opportunity in Brighton East's most prized beachside neighbourhood with plans for a 5-bedroom modern family home. Recent renovation works to the original circa-1950 classic single-level brick home includes the removal of internal walls to open out the main living/dining area and the installation of skylights. New stone floor tiling, an updated central stone kitchen with Wolf gas cooktop, an island bench with a farmhouse sinks and integrated dishwasher, plus a new powder room and upgraded bathroom with built-in tub add to the contemporary liveability. An enclosed rear sunroom/alfresco zone opens out to the expansive rear lawn, extending to the cyclone fence boundary, a sought-after feature that provides a strong visual connection between the property and the golf course. Additional features include gas ducted heating, split system heating/cooling, three good-sized bedrooms, security camera, a single garage, undercover carport plus off-street parking. This unique property is ready for the finishing touches to be added to complete the renovation or redevelop the coveted golf-course abutting site (STCA). This fabulous family friendly beachside Bayside lifestyle location is wonderfully wedged between Dendy Park and the golf course, and it's an easy walk to schools including Haileybury College and St. Leonards College and is also in walking distance to Hampton Street Shops, Dendy Village cafes and Brighton Beach.\*approximate land size