

**5 James Street, Brighton, Vic 3186**



**House For Sale**

Wednesday, 28 February 2024

5 James Street, Brighton, Vic 3186

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Will Bennison

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**\$2,100,000 - \$2,300,000**

Owning a street-front position of only two in a wonderfully private cul-de-sac setting on the edge of Brighton's waterfront, this fantastic residence is the epitome of effortless, exclusive living. Entirely secure, it welcomes a light-filled design, where a desirable ground-floor main bedroom boasts French doors to a landscaped courtyard, walk in robes and an ensuite with a twin shower. Two additional bedrooms with BIRs sit beside the central bathroom and separate WC upstairs, ideal for young families, whilst a study/4th bedroom affords lifestyle flexibility. L-shaped open plan living and dining spaces extend to the northwest courtyard, promoting indoor/outdoor living in a beautifully landscaped environment that follows the afternoon sun. Hardwood floors and high raked ceilings feature within the living room, whilst the kitchen provides function and style, with stainless steel appliances and stone benchtops. An adjoining double remote garage, split system cooling, ducted heating, and an intercom add to the appeal, whilst the location is simply unbeatable, a short walk to Martin and Bay St's shopping, cafes and dining options, prestige schools, transport and parks.