

50 Montclair Avenue, Brighton, Vic 3186

NICK JOHNSTONE

Townhouse For Sale

Monday, 23 October 2023

50 Montclair Avenue, Brighton, Vic 3186

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Townhouse



Jack Johnstone
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Bert Geraerts
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AUCTION SATURDAY 11 NOVEMBER 10.30AM

There's a lot to love at this charming, red-brick and picket-fence address, within Brighton's most vibrant pocket. Harking back to the Federation-era, this property's charm begins outside, with roof finials and fretwork, and ends with liveability of the highest order. At 50 Montclair, your hard-earned will secure character and comfort in a single storey 140m² home with three bedrooms, 1.5 fully tiled bathrooms, laundry, WC, two living zones and two car spaces. And all within seconds of Martin Street's providores, cafes, high-end restaurants, bars, and lifestyle stores. For those who will be fortunate to call this their next home, its quality, flexibility, and functionality will be the biggest rewards as in addition to two large bedrooms with BIRs, there is the choice of a study or a third bedroom. The jewel in this crown, with an elegant bay window, a wall of built-in wardrobes, and an ensuite with bath, separate shower, and WC, is the light and bright main bedroom. Running closely behind is the second bedroom, also appointed with ample BIRs, but blessed with two huge windows, providing views across the Montclair Avenue and Rose Street corner. The open-plan kitchen/meals area has polished hardwood floors and French doors leading out to a courtyard garden, perfect for al fresco meals in summer. In cooler months, the large, carpeted sitting room will come into its own as a place to hunker down with family and friends. This easy to manage property will beckon downsizers and investors seeking great returns. It could also be the shoe that fits a family needing a securely fenced yard for pets or small people to safely play. Ducted heating and cooling throughout, a huge automatic double garage with internal access, and an alarm system complete this impressive line-up. With just a minutes' walk to Martin Street and Gardenvale train station, and only 30 minutes' drive to the CBD, a move to 50 Montclair Avenue will see you perfectly positioned to live life to the full. At a glance...

1. Federation-style single-storey 3BR, 1 bath 140m² home with 2 living & car-parking spaces on 358m² land.
2. Two large bedrooms with BIRS, and a study/3rd Bedroom. Separate WC/ guest powder room.
3. Light & bright main BR with bay window, BIRs & family-sized/ensuite bath, shower & WC.
4. Kitchen with gas stove and modern dishwasher, fully tiled bathroom, separate powder room & full-sized laundry.
5. Large formal sitting room, and open-plan kitchen/meals area with French doors opening onto rear sunlit & leafy paved courtyard.
6. Alarm system, ducted heating & cooling throughout, & huge automatic double garage with internal access.
7. Expansive L-shaped front lawn with majestic gum tree & shrubs behind a cream picket fence provides an outdoor sanctuary.
8. Easy to manage property built in 1990, great for downsizers or families with kids or fur-babies needing outdoor space.
9. Situated on the corner of Rose Street, with a Brighton address, only 30 minutes' drive from the CBD.
10. A minutes' walk to Martin Street restaurants, bars & cafes, & Gardenvale train station.

Property Code: 2756