

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

FOLLETT & CO

**House For Sale**

Wednesday, 20 March 2024

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

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Contact Agent

Positioned in a delightful, quiet cul-de-sac location in the heart of exclusive Brighton, this boutique development of 2 townhouses features a spacious 3 bedroom villa style residence. Its many assets include a master bedroom with ensuite and 2 large living zones in addition to the kitchen and dining area. It is fully renovated with European appliances, fully appointed designer kitchen, 2 quality bathrooms, built-in robes and good - sized laundry with high quality granite bench tops throughout and separate W.C. Ducted heating and air-conditioning add to this sought-after residence. Forget apartment style living and enjoy the privacy of this home-style residence, nestled in a quiet cul-de-sac environment only minutes from the beach, shops, restaurants, cinemas, schools and all the amenities that make Brighton such a favoured residential location on 400sqm (approx.) of blue chip land. What immediately sets this residence apart is the single level living complimented by the separate living areas, 3 north facing courtyards, easy upkeep house and sun-drenched low maintenance gardens with double secure side-by-side garaging. Of particular importance is the large outdoor areas with a great barbeque and family rooms opening out onto a large courtyard ideal for relaxed entertaining and enjoyment far away from high density living. This tightly held property has been in one family for 34 years and is ideal for growing families, empty nesters or astute investors. Superbly presented and perfectly positioned, it is ready to move in and enjoy. Great location being close to both Bay Street and Church Street, schools, beaches, parks, New Street bus and North Brighton station, and Brighton's many attractions and facilities.