

# 635 Nepean Highway, Brighton East, Vic 3187



## House For Sale

Wednesday, 24 April 2024

635 Nepean Highway, Brighton East, Vic 3187

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 4**

**Area: 1024 m2**

**Type: House**



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**\$2,600,000-\$2,860,000**

Nestled in one of Melbourne's most coveted suburbs, this property presents a golden opportunity with a planning permit already approved for 5 townhouses. Each townhouse will offer over 260sqm of internal space, ensuring ample room for modern living. Currently rented for \$6,000 per month, this substantial rectangular allotment spanning approximately 1025sqm offers versatility and potential. Whether you envision a large development of 4 townhouses, your dream family home, or a comprehensive renovation (STCA), this property caters to diverse aspirations. The existing home, while mostly original, boasts solid foundations and remarkable features, including 7 bedrooms, 3 bathrooms, polished timber floors, and high ceilings. Multiple living spaces provide flexibility, while a large balcony overlooking a North-facing backyard enhances the allure of outdoor living. Positioned on a small service lane, set back from the main road, the property offers a sense of privacy and tranquility. A small lane at the rear provides dual access if desired, adding convenience and potential for further development. Convenience is at your doorstep, with easy access to public transportation including the Hawthorn Road tram and Nepean Highway bus stop. Nearby amenities such as the Hawthorn Road shopping strip, Bay Street Shopping Precinct, Westfield Southland, and Brighton beach cater to everyday needs and leisure pursuits. Families will appreciate the proximity to esteemed educational institutions such as Bentleigh West Primary School, Brighton Secondary College, and Melbourne Montessori School. Health facilities including Epworth Brighton ensure peace of mind, while recreational options abound with parks, preschools/kindergartens, gyms, and the prestigious Brighton Golf Course within walking distance. Don't miss this rare opportunity to secure a slice of prestigious living in one of Melbourne's most sought-after locales. Whether for investment or personal residence, the possibilities are limitless at this remarkable address.