

# 7 Little Union Street, Brighton East, Vic 3187

## House For Sale

Tuesday, 28 May 2024



7 Little Union Street, Brighton East, Vic 3187

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kate Fowler  
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**\$1,400,000 - \$1,475,000**

Beautifully transformed inside and out, with a design focus on family functionality and indoor/outdoor connectivity, this impressively appointed, three bedroom plus study Brighton East residence is fabulously located just moments from Bay Street shops and the station. Privately and securely positioned behind a high wall and automated gates, the single level home is set within a fully landscaped garden with a lush lawn area edged by bluestone pavers. A broad wraparound alfresco deck and pergola frame the stylish, rendered brick façade, resplendent with newly installed double glazed windows and French doors complemented by a sunny yellow entry door. The designer flair continues inside with spacious, light filled interiors, and a flowing layout that comprises the main living/dining space with dual alfresco access to the front deck and a rear courtyard garden that attracts lovely afternoon sun. Defined by a stone island bench/breakfast bar, and a wall of storage cabinetry, the central kitchen/dining area also connects to the alfresco deck with a gas plumbed barbecue area. Equipped with top of range Fisher & Paykel appliances including a 5 burner gas cooktop, double ovens and an integrated double dish drawer dishwasher, the kitchen also features a Franke double sink and tapware. Newly renovated, both bathrooms feature floor to ceiling tiling, mirrored cabinetry, heated towel rails and walk in dual head showers, and the main bathroom also has a built in tub. The full sized laundry has also been fully updated with new cabinetry, tiling, and stone benchtops, and it has external access to the fully fenced private rear yard. With three bedrooms, including the master with ensuite and walk in robe, the study could also function as a fourth bedroom. Additional features include new double glazed windows throughout including European tilt and turn windows, central gas ducted heating, evaporative cooling, and a split system heating/cooling unit, and there is a single remote operated garage plus secure off street parking. Located for lifestyle and convenience in a tranquil, low traffic street, it's around a five minute walk to Bay Street shopping, dining, cinema, and North Brighton station. Also close to the exceptional leisure amenities of Landcox Park, Bayside's wonderful beaches and Bay Trail and a choice of schools including Brighton Grammar, Firbank Grammar, Brighton Secondary College, Brighton Primary and St.Finbar's Primary.