

**8/174 Church Street, Brighton, Vic 3186**



**Villa For Sale**

Tuesday, 26 March 2024

**8/174 Church Street, Brighton, Vic 3186**

**Bedrooms: 3**

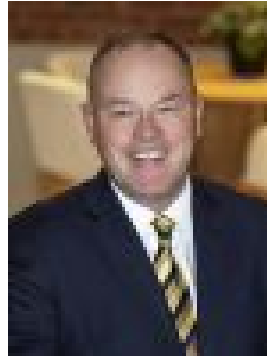
**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**



Simone Chin  
0403857266



Russ Enticott  
0431526636

**\$1,400,000 - \$1,500,000**

Fast Five Why? Facing Church Street with single-level elegance, this double-fronted 3 bedroom town residence is a superb showcase of house-like scale, sunlit style and easy Bayside living. The heart of Brighton beckons with a short stroll to crowd-pleasing cafes, transport choice, leading schools and the golden sands of your own local beach. Tailor-made for a smart family start, a blue-chip investment or downsizing without compromising on space, this one has it all! What? The sheer amount of size will surprise. Beyond the beauty of a front cottage-style garden and a terrazzo-tiled porch entrance, the thoughtful layout accentuates space without sacrificing natural light. The air-conditioned comfort of an open L-shaped living and dining area is underscored by a row of north-facing picture windows highlighting the leafy greenery outside. A skylit kitchen and meals area offers ample bench and storage space with rewarding scope to add value through updating at your own pace. Enjoy an elevated verandah and paved courtyard, ideal for alfresco entertaining in a private setting framed by a low-maintenance garden. The trio of large robed bedrooms attract sunlight, serviced by a sparkling bathroom with a frameless shower. Additional features include a large laundry with storage capacity, a handy powder room, ducted heating, an air conditioner, solar panelling with a new inverter, and a remote-controlled 2-car garage boasting direct Church Street access. Where? Take your first step towards a sought-after Middle Brighton lifestyle. Zoned to the highly prized Brighton Beach Primary School, stroll to Brighton Grammar, Firbank, city-bound trains, a bay beach, and catch up with friends at the cinema or a Church Street cafe. Live the life you love with style, substance and sophistication! When? This showcase of space is prepared for Auction on Saturday, April 20 at 12.30pm. Take immediate action as this one will generate plenty of interest. How? Call Simone Chin on 0403 857 266 or Russ Enticott on 0431 526 636 today.