

**221/380 Bay St, Brighton, VIC, 3186**

**ATRIA**  
REAL ESTATE

**Apartment For Sale**

Tuesday, 1 October 2024

221/380 Bay St, Brighton, VIC, 3186

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## **Unrivalled Space, Unmatched Setting, Unbeatable Views!**

### **Fast Five**

**Why?** Highlighting the blue-water beauty of Port Phillip Bay in spectacular alfresco style, this ultra-modern showpiece of Brighton style enjoys a prestigious Bay Street address on your doorstep. Impeccable presentation, quality appointments and full-height glazing enrich the masterful design by renowned Rothelowman. The only thing missing is you!

**What?** Housed on the second floor of the luxury-led 380 Degrees complex, a stone-finished kitchen showcases a welcoming breakfast bar, mirrored splashback, soft-closing cabinetry and a stunning selection of high-end Miele appliances including a full-sized dishwasher and a 4-burner gas cooktop. Spacious open-plan living and dining makes an effortless connection with a full-width terrace accentuating sublime views sweeping over neighbourhood rooftops and treetops, the breathtaking bay and the mountainous majesty of the You Yangs on the horizon. As summer approaches, entertain in numbers while capturing burnt-orange sunsets and gentle sea breezes with ease.

Both generously scaled bedrooms are individually air conditioned, serviced by mirrored built-in robes and a pristine pair of fully tiled bathrooms. Additionally, the main bedroom is graced with a handy study nook, while the second bedroom shares access to the terrace. Strong attention to detail ensures comfort levels are at an absolute premium. Comprehensive features include basement car parking, a storage cage, Euro-style laundry, split-system heating and cooling in every room, European oak flooring and so much more.

**Where?** The best of Brighton is ready to explore with the convenience of a Coles supermarket just steps away. Take advantage of lively cafes, fine dining, a range of leading schools, boutique shopping, Palace Cinemas, North Brighton trains and a bay beach at the end of the street.

**When?** Sure to be popular, this light-filled gem is available for Private Sale. Don't let this one slip from your grasp!

**How?** Call Russ Enticott on 0431 526 636 and we look forward to showing you more at an open-for-inspection.