

**305/317 New Street, Brighton, Vic 3186**



**Apartment For Sale**

Wednesday, 26 June 2024

305/317 New Street, Brighton, Vic 3186

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Nick Strilakos  
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Daniel Seyran  
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## Online Auction (\$790,000-\$850,000)

Luxuriating in natural light and sweeping sunset vistas, this inviting two-bedroom apartment truly rises above the pack with surprising space, sublime outdoor entertaining and a magnificent lifestyle location. Enriched by high square set ceilings, the stylish living and dining pivots a stone-surfaced kitchen boasting mirrored splashbacks, Miele appliances, concealed refrigerator and pull-out pantry, while a clever study nook is discreetly positioned alongside. Fabulously framed by wall-to-wall glass, the open plan domain steps outside to a surprisingly spacious entertainer's balcony showcasing an uninterrupted skyline panorama encompassing the ocean and CBD. Generously sized and light-filled, the two bedrooms both incorporate mirrored built-in robes and flow out onto a second balcony, while the central bathroom with toilet and European laundry service everyday needs. Further equipped with split system heating/air conditioning, LED downlights, remote-controlled sun-block shutters on balcony, secure intercom entry, lift access, storage space plus a single basement car space. Don't feel like cooking? Just head downstairs for an Italian-inspired meal at Cucina & Co, or wander to popular Bay Street shops, cafes and restaurants, bus stops, North Brighton Train Station, Brighton beach, parkland, Brighton Library and sought-after schools. Photo ID required at all open for inspections. Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained in this document is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence checklist provided by Consumer Affairs. Click on the link for a copy of the due diligence checklist from Consumer Affairs.

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