

20 St Andrews Street, Brighton, Vic 3186



Sold House

Tuesday, 26 September 2023

20 St Andrews Street, Brighton, Vic 3186

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Julian Augustini
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Contact agent

Pace out the 18.29m frontage, total up approx 730sqms of central Brighton land, multiply the advantages of two individual titles, and factor in a rental return of approx \$44,000pa...it all adds up to unique development potential just 200 steps to Church St. In the heart of the education precinct, and the edge of the prestigious retail hub, this flexibly-titled GRZ2 property is equally appropriate for substantial dual-occupancy, or multi-level, multi-dwelling development (Subject to Council Approval). Consider the proximity to Brighton Grammar, Firbank and Brighton Primary School, and share out this wide, dual-title site with substantial town-residences designed to capitalise on this family-wise location around the corner to Wilson Rec Reserve, a walk to the Baths, beach and new Lifesaving Club, and 500m to train to the city. Alternatively, meet the demand for lock-and-leave luxury in this blue-chip locale and maximise the value in Church St lifestyle with apartment living steps to cafes, restaurants, and cinemas, with boutiques and bars all around, and the CBD within an easy beachfront drive or cycle. There's even a currently leased three bedroom brick home to add value throughout the planning process. This impeccably presented centrally-heated home pays its way with a freshly renovated stone benchtop and stainless-steel appliance kitchen, a stylish fully-tiled bathroom with separate WC and all that's needed to sustain a successful rental; including ducted heating, air-conditioning, built-in robes, quality window-furnishings and a double garage. For further details please call Julian Augustini from Hodges Brighton on 0418 558 408 or Romana Preston from Hodges Brighton on 0401 066 909.