

**32 Summerhill Road, Brighton East, VIC, 3187**

**buxton**

**Sold House**

Thursday, 22 August 2024

32 Summerhill Road, Brighton East, VIC, 3187

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## **Position, Proportions & Prestige Potential**

Boundless possibilities await in a prized Brighton East pocket, this comfortably spacious Californian Bungalow is nestled on a substantial and highly coveted parcel of premium land. The unique property presents an opportunity to rejuvenate a period beauty and expand into the sprawling garden, construct the ultimate luxurious dream home or explore the potential of a dual occupancy development (STCA).

The land spans 15.24m by 50.84m, equating to an impressive 775sqm (approx) in a quiet yet convenient position in walking distance to St Finbar's primary school and a host of other lifestyle amenities. The solid brick home itself features a picture-perfect arched facade that introduces generous lounge and dining rooms boasting charming period details. Also, a well-equipped kitchen plus neat main bathroom with second bathroom/laundry and two robed bedrooms. Centrally heated with air conditioning as well as Baltic Pine floorboards, diamond leadlight windows, ornate ceilings and an enviably deep north-easterly backyard.

Although this Californian classic offers some renovation potential and can be easily rented while making future plans, a new build to further enhance the evolving streetscape of Summerhill is where this property's true value lies. Confidence can be taken from the magnificent residences already calling the neighbourhood home due to its proximity to Dendy Village, Bay and Church streets, Dendy Park, Brighton Golf Course, Brighton Secondary and a selection of other fine schools as well as the beach. Secure your future here and reap the rewards for years to come.

For more information about this new home or development site please contact Stefan Whiting at Buxton Brighton on 0411 473 153.