

**5 Collins Street, Brighton, Vic 3186**

**NICK JOHNSTONE**

**House For Sale**

Saturday, 29 June 2024

5 Collins Street, Brighton, Vic 3186

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 473 m2**

**Type: House**



Nick Johnstone  
0414276871



Jack Johnstone  
0426241841

## **AUCTION SATURDAY 10 AUGUST AT 12PM**

With an exclusive Middle Brighton address and rich with luxury home potential, this classic solid brick home on 473sqm (approx) presents buyers with a golden ticket to a privileged Bayside lifestyle. Dishing up a myriad of exciting options for the future, it is the perfect blank canvas for a sophisticated modern makeover. At the same time, the sunny north-easterly site itself stands out as the ideal setting for a brand-new luxury showpiece (STCA). Rent or move-in-ready, the current accommodation includes dual living zones, a central kitchen, bathroom and four bedrooms. Multiple split systems and a Heat & GLO fireplace are among the standout inclusions along with a lock-up garage and additional off-street parking. Modernise and extend the existing floorplan or start planning a bespoke state-of-the-art new home build to rival the impressive neighbouring residences (all subject to council approval). Firbank and Brighton grammar schools are merely footsteps away, both Church and Bay streets are reachable on foot and the home is within moments of Brighton Primary School, the zoned Brighton Secondary College, trains, buses, parks and iconic Brighton Beach. At a glance... - Fabulous renovation opportunity or new home site on approx. 473sqm. - An exclusive Middle Brighton address and a sunny north-easterly orientation. - Existing home is rent or move-in-ready until you decide the site's future/ - It offers four bedrooms, dual living areas and a central kitchen. - Footsteps to Firbank and Brighton grammar schools. - Bay & Church streets are reachable on foot - as are bus stops and trains. Property Code: 2943