

3A Sunnyside Ave, Brighton East, VIC, 3187



Townhouse For Sale

Wednesday, 14 August 2024

3A Sunnyside Ave, Brighton East, VIC, 3187

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse

Parkside Prestige in Lifestyle Locale

Exceptionally positioned in a leafy Brighton East cul-de-sac, this impeccably presented light-filled three-bedroom residence offers secure and spacious low-maintenance family living, just two doors from the beautiful natural environs of Landcox Park.

Set on 326 square meters, at the rear of a dual occupancy block, with a private driveway, automated gates and a double remote-operated garage with internal access, the double-storey brick home will delight with its spacious and light-filled layout. The ground floor comprises an entry hall, enhanced with plantation shutters and polished timber boards, a carpeted formal lounge with open fireplace and French doors to the paved wraparound alfresco courtyard, which is edged in lush greenery and oriented for northerly sunshine. The open-plan family living/meals area is also designed for indoor/outdoor connectivity to the alfresco zone, and is headed by a gleaming stone kitchen, with designer tile splashback and equipped with a Glem gas cooktop and dishwasher, an AEG oven and an integrated microwave. There is also a powder room and laundry on this level. Upstairs is equally impressive and light-filled and the lavish master bedroom has private balcony access, a floor-to-ceiling tiled ensuite with built-in bath and walk-in shower, and a fitted walk-in robe. There are an additional two spacious bedrooms, both with built-in robes and one with access to an undercover balcony, while the main bathroom has a built-in tub, twin vanities and walk-in shower.

Offering the benefits of low-maintenance living, enhanced with lovely established borders of greenery, the property also features gas ducted heating, evaporative cooling, and intercom entry, and there is plenty of storage including built-in cabinets in the garage, and under-stair storage. Located in a fabulous family-friendly position, with the outstanding lifestyle, leisure and sporting amenities of Landcox Park and Hurlingham Park at your doorstep, it is a short walk to Hawthorn Road trams, Brighton North station, and Bay Street shopping. This home is zoned for Gardenvale Primary and Brighton Secondary schools, with Bayside boutiques, beaches, and prestigious private schools all very close by.