

**4/40 Durrant Street, Brighton, VIC, 3186**

**buxton**

**Sold Villa**

Thursday, 22 August 2024

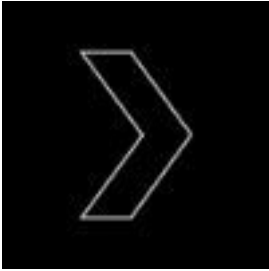
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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**



Brighton Rentals  
03 9592 8000

## **Superior Single Level with Lifestyle Convenience**

Awaiting your immediate enjoyment, this stylish villa residence, with a rare automatic double garage, delivers a premium lifestyle in the heart of Brighton. A modern single level design, illuminated by an abundance of natural light, is perfect for effortless living and entertaining. Its prime location between Church and Bay streets provides convenient walking access to restaurants, shops, cinemas and city trains, making it ideal for down-sizers and first-time homeowners.

Elegantly arched windows, crisp white walls and lofty high ceiling enhance the open-plan layout, creating bright and airy living and dining zones that flow to a contemporary kitchen with a breakfast area. The tiled kitchen features ample soft-touch cabinetry, subway splashbacks and stainless steel appliances including a gas cooktop and integrated dishwasher, while an adjacent laundry provides garage access via an L-shaped courtyard.

Two generously-sized, light-filled bedrooms (built-in robes) offer a tranquil view of the leafy surroundings. The sparkling bathroom exudes modern style with its porcelain vanity, frameless glass shower with a recessed niche, and the latest large-format floor tiles, complemented by a heat-light for added comfort. Additionally, the home boasts a separate WC, gas heating, air conditioning (main bedroom) and quality roller blinds.

Nestled within a small, well-maintained group of low maintenance residences, each separated by a double garage for enhanced peace and privacy. This property presents a wonderful opportunity to embrace a carefree lifestyle with all the advantages of vibrant Bayside including schools, the beach and many other enviable amenities right at your door.

For more information about this superbly positioned villa unit please contact Tom Davidson at Buxton Brighton on 0488 017 500.