



FOR SALE

SUN-DRENCHED, LOW-MAINTENANCE HOME IN AN EXCLUSIVE BRIGHTON ENCLAVE.

A wonderfully kept property and this represents a real opportunity to own a uniquely private and welcoming home. Featuring a flexible floorplan and a seamless flow between indoor and outdoor entertaining, this home encourages a relaxed family lifestyle.

Supremely comfortable as is and ready for you to enjoy OR with heaps of scope to update and add further value, allowing you to capitalise on the blue ribbon location.

- + A classic entry and decor exuding an atmosphere of relaxation and comfort
- + Private formal lounge with french doors opening to a magical courtyard setting
- + Well appointed kitchen with electric appliances, breakfast bench and meals area
- + Separate formal dining room with courtyard views
- + Three bedrooms all with a garden outlook, two with built-in wardrobes
- + Convenience of two bathrooms - the main bathroom has a bath
- + Ducted gas heating and reverse cycle air-conditioning ensures year round comfort
- + Wraparound sun-drenched gardens at front and entry, all low maintenance
- + Easy level driveway to the two single remote accessed garages
- + An easy 3 minute stroll down to Dendy Street Beach
- + Just 9 minutes (700 meters) to Brighton Beach Station.

An enviable address that's only minutes from the beach, the elite local schools and the multitude of dining delights throughout the Bayside

This home is to be AUCTION on the 7th December at 2.00 pm IF NOT SOLD PRIOR!

3 BED | 2 BATH | 2 CAR

PRICE:
Auction

OPEN FOR INSPECTION:
N/A



Jane Mackenzie-Ross

0400472577

janemross@atrealty.com.au

www.atrealty.com.au



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 126 m ²	
Garage	- 34 m ²	
Total	- 160 m ²	

4/9 Kinane Street, Brighton

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.