



**SOLD**

## BRIGHTON'S BEST VALUE WATERFRONT

With uninterrupted 180-degree views across the bay, turn the key to an exciting future with this instantly mesmerising three-bedroom brick home in a lifestyle location like no other!

Awash with natural light and highlighted by original proportions, this home achieves a timeless persona that offers immediate comfort and an undeniable opportunity to renovate, extend or redevelop as you see fit. Tempting with a family-friendly layout and free-flowing floorplan perfectly positioned on an abundant 1058sqm (approx) garden allotment with an impressive 51 metres depth with just over 20m of prime frontage.

Multi-level living and entertaining offer a flexible floorplan currently offering the main living, dining and sunroom overlooking the bay, a central, well-equipped kitchen, three generous bedrooms and three bathrooms with a ground floor that offers rumpus or home office capabilities or self-contained accommodation for those looking for multi-generational living options.

The impeccably presented garden allotment showcases a spectacular macadamia tree and offers the home handyman/tradie an impressive double garage/workshop with power with side access for trailer/boat/caravan storage. Other features of the home include family-sized laundry, air conditioning and plenty of storage.

### FEATURES...

- Uninterrupted waterfront views
- Expansive 1058sqm (approx) with 20.1m frontage
- Multi-level family living and entertaining
- Three generous bedrooms and three bathrooms
- Central, well-equipped kitchen with dishwasher
- Ground floor rumpus, gym, home office
- Separate bathroom and kitchenette to ground, offering self-contained opportunity
- Double garage/workshop with power
- Air conditioning
- Plenty of storage and off-street parking

### THE BRIGHTON LIFESTYLE...

A stunning blue chip waterfront location that captures stunning water views and bay breezes, this property is perfectly positioned mere steps from the bay and strolling distance to

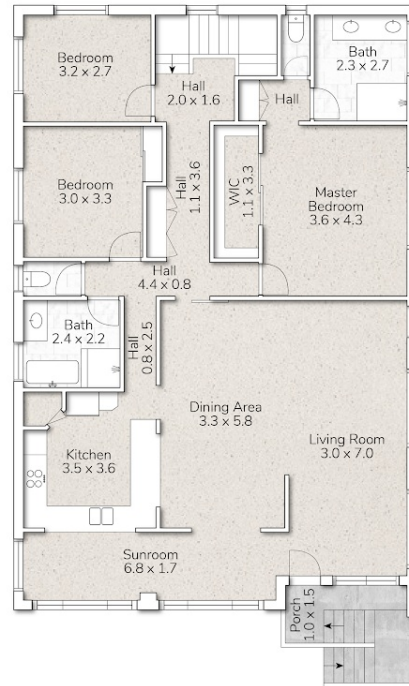
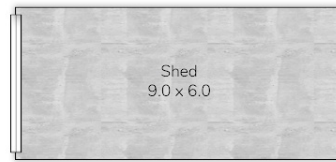
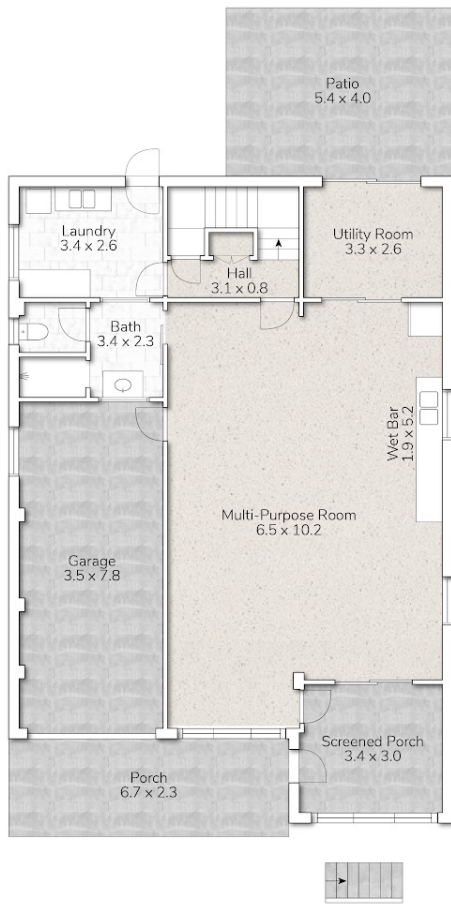
**3 BED | 3 BATH | 3 CAR**

**PRICE:**  
\$1,850,000

**OPEN FOR INSPECTION:**  
N/A






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## 522 FLINDERS PARADE, BRIGHTON

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INTERNAL AREA:	267M <sup>2</sup>
EXTERNAL AREA:	103M <sup>2</sup>
TOTAL AREA:	370M <sup>2</sup>
	3
	3
	2

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.