

Sold



19 Sunnybrook St, Brighton



## AFFORDABLE LUXURY WITH QUALITY EXTRAS!

Be prepared to fall in love with the bright, modern style of this spacious three bedroom family home. On entry you are greeted with a stunning open plan interior, fabulous kitchen featuring modern stainless-steel appliances, gas stove, dishwasher, ample bench space and storage galore. There is a bi fold servery which allows for easy entertaining to the alfresco private deck which is large enough to have both a dining and lounging which is so important for enjoying our bayside lifestyle. The outdoor living area overlooks the low maintenance rear yard which is ample for children and pets to play. The home is fully fenced, with a convenient (lockable) gate access to parkland at the rear for games of cricket or simply more room to move!

Inside all three bedrooms are spacious (with two built-in) and serviced by an exceptional modern bathroom with separate shower and king-sized bath. There are air conditioning units in the lounge, master and second bedroom which keep the home cool in Summer and warm when needed in Winter. The flooring is easy care, hard wearing and low maintenance for your comfort and the ceiling and walls have been recently painted for a fresh clean feel.

Downstairs there is a handy office area with Cat 6 cabling a separate utility/storage room to keep clutter at bay and a large air-conditioned multi-purpose room which would be great for children to play, a teenager retreat or Man Cave to watch the footy – Options a plenty!

The laundry area has been updated to be multi use so it could be a handy kitchenette / prep area to service the downstairs rumpus and outdoor undercover patio space. Add in another separate WC on this level for

3 1 6 589 m2

<b>Price</b>	SOLD for \$635,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1483
<b>Land Area</b>	589 m2

### Agent Details

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convenience and WOW this home just keeps checking off the boxes!

On the practical side, there is a double car carport at the front of the home which leads to a remote two car tandem drive through garage. There is also further side access to the rear yard and a separate powered double garage. This second access is great if you have an over-height vehicle, boat or caravan.

Further features include:

- Solar Saving Panels
- Heat Pump (Evo Heat) HWS
- Irrigation system via rainwater tank and pump for the garden
- All Electrical has been updated and re-wired for your peace of mind

The property is fully fenced and has “Invisi-gard” security screening to all sliding doors for the security conscious and we suggest that there is literally nothing to do but move in and unpack. Inspections invited by appointment.

This really is the complete package....

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