

## Croydon, 2/46 Brighton Street

SOLD BY: PETER KASSAS 0404 003 320

Immaculate 234sqm Townhouse Perfect for Families in a Prized Tree-Lined Street!

Opening to embrace a prized northerly aspect and flooded with natural light, this impeccable 234sqm townhouse overdelivers in terms of space, contemporary comfort and lifestyle in a quiet family-oriented tree-lined street. Perfectly positioned in a boutique complex of three amid beautifully landscaped grounds, it reveals a clever design with a stylish neutral aesthetic enhanced by high ceilings and hardwood engineered timber flooring throughout. A gourmet stone kitchen is equipped with quality stainless-steel gas appliances and an island breakfast bar, while light-soaked open plan living area enjoys an effortless flow to an expansive undercover courtyard, perfect for alfresco entertaining.

Accommodation comprises four generous bedrooms, all of which are appointed with built-in wardrobes, and the lower-level bedroom is perfect for guests or in-laws with access to a full-sized bathroom. The upper-level master features an ensuite and there is a third main



**For Sale**

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**View**

[ljhooker.com.au/MA8F8V](http://ljhooker.com.au/MA8F8V)

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**LJ Hooker Campsie**  
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bathroom with a separate bath and shower. Further highlights include plantation shutters, an internal laundry, AV security intercom and central ducted air conditioning for year-round comfort.

Complete with internal access to a double remote lock-up garage with storage, this impressive residence is positioned minutes to village shops and top eateries, The Strand Croydon and the station, while surrounded by premier schools and enjoying easy access to Henley Park and Enfield Aquatic Centre.

- Superb dual-level layout with 234sqm altogether on-title
- Vast living area opens to kitchen brimming with natural light
- Expansive n/facing undercover alfresco entertaining area
- Gourmet stone kitchen with gas cooktop and rangehood
- Island breakfast bar, dishwasher, ample cupboard storage
- Well-proportioned bedrooms appointed with built-in robes
- Lower-level bedroom ideal for guests/in-law accommodation
- Three fully tiled bathrooms, main bedroom with ensuite
- Full-sized main bathroom with separate bath and shower
- Lower bathroom and internal laundry, AV security intercom
- Quality engineered hardwood timber floorboards throughout
- High ceilings, ducted air conditioning, plantation shutters
- Security grills on all doors and windows, freshly painted
- Internal access to secure double remote garage plus storage
- Self-managed boutique complex with low strata levies
- Prized family-oriented street surrounded by quality homes
- Minutes to premier schools, shops, eateries, station
- Easy access to Henley Park and Enfield Aquatic Centre

Total Property Size: 234sqm approx.

Details: Peter Kassas - 0404 003 320

Francois Vassiliades - 0400 131 415

## More About this Property

<b>Property ID</b>	MA8F8V
<b>Property Type</b>	Townhouse
<b>Land Area</b>	234 m2

### **Peter Kassas 0404 003 320**

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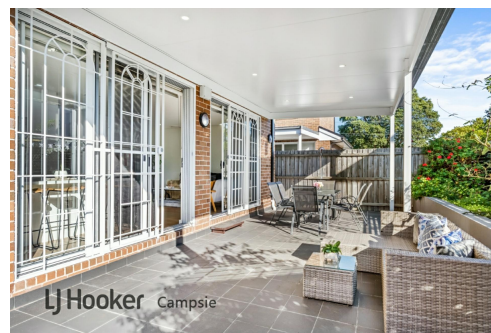
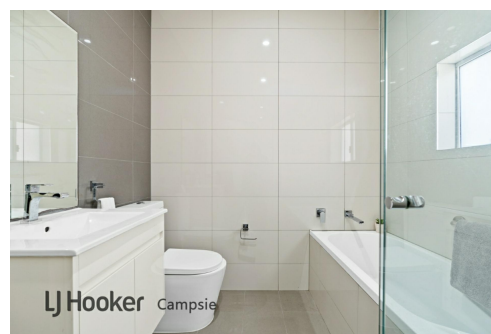
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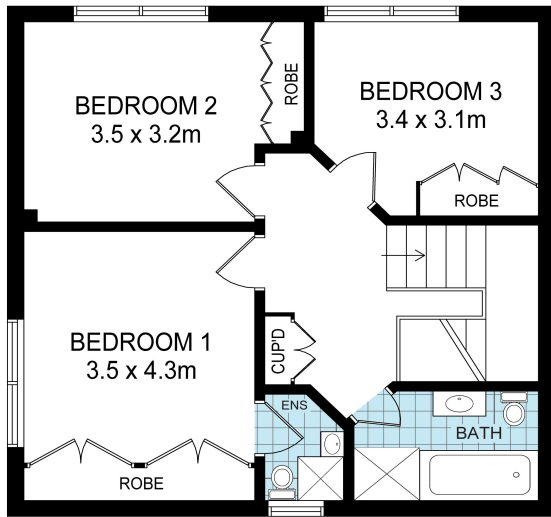
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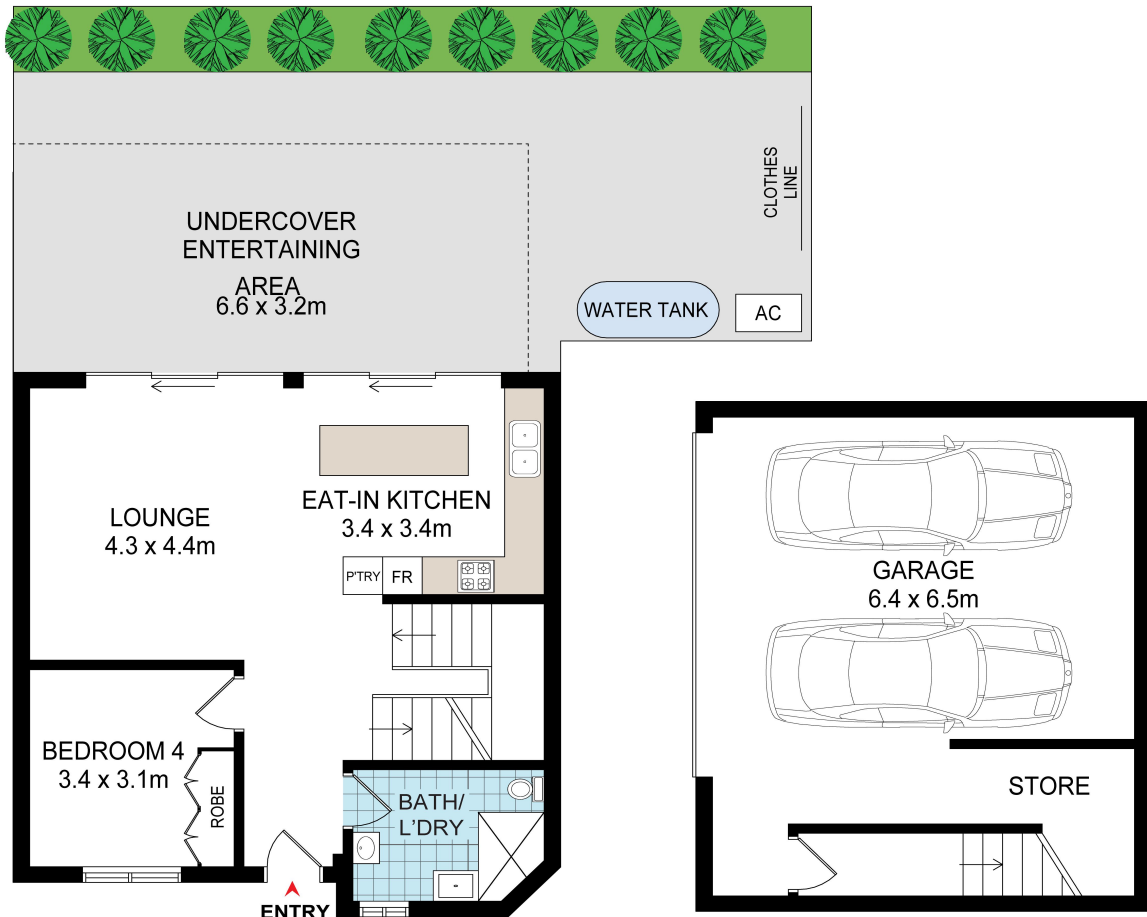


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UPPER LEVEL



GROUND LEVEL

LOWER LEVEL



2/46 BRIGHTON STREET,  
CROYDON

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