



## North Brighton, 45 Quandong Street

Lavishly Appointed To Exude Style and Sophistication

This luxurious home may have just been completed but it's ready to invoke a life time of memories when you walk through the front door. With its multiple living areas combined with alfresco entertaining and secluded courtyard, hosting family and friends for all occasions will turn this house into a home you will love forever!

Perfection takes time and Regent Homes have not rushed this process with the stunning results obvious for all to see. From the moment you enter past the feature front door into the large open plan living and dining space, it takes your breath away. Crafted to the highest standards, with no detail overlooked the opulent kitchen is the focal point of the room. With its striking features including gold tapware, bold splashbacks, trendy LED pendant lighting, lavish stone benchtops and integrated SMEG appliances. The butler's pantry has direct access from the double garage for ease of unpacking shopping and the laundry has extra storage as well. The sliding doors stack back to connect the open plan living with the tiled alfresco entertaining area, making it an all year round usable space that



**For Sale**  
\$1,650,000 - \$1,750,000

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overlooks the low maintenance rear yard with enough lawn for the kids or the fur family to run and play.

The main bedroom offers convenience located on the ground floor and includes a large walk-in wardrobe and chic dark themed ensuite featuring a double vanity and couples shower. Ascend the staircase, where you will find the remaining three spacious bedrooms each with built-in robes and a retreat providing an additional living room, kids play room or a study space. The main bathroom is conveniently located central to the bedrooms and features stylish dark grey floor to ceiling tiles, gold basin, semi-frameless shower, full size bath and a separate powder room and toilet.

This wide frontage allotment is situated in one of North Brighton's most serene streets just a short walk to the "Good Neighbour Gardens" playground and reserve and the Bowker Street Oval.

Parents will appreciate the variety of schooling options available, including prestigious institutions like Sacred Heart and Immanuel College. Additionally, the property falls within the sought-after zone of both Paringa Park Primary and Brighton Secondary School, ensuring quality education is just a stone's throw away.

Seize this incredible opportunity to enjoy the ultimate combination of coastal convenience and luxurious living in the heart of North Brighton

Property Details:

Council: City of Holdfast Bay

Land Size: 350sqm

House Size: 284sqm

Year Built: 2024

For further information please contact Jarad Henry or Trinity Egglestone.

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RLA 182909



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## More About this Property

Property ID	NQ2GW0
Property Type	House
House Size	284 m <sup>2</sup>
Land Area	350 m <sup>2</sup>
Including	Toilets (1)

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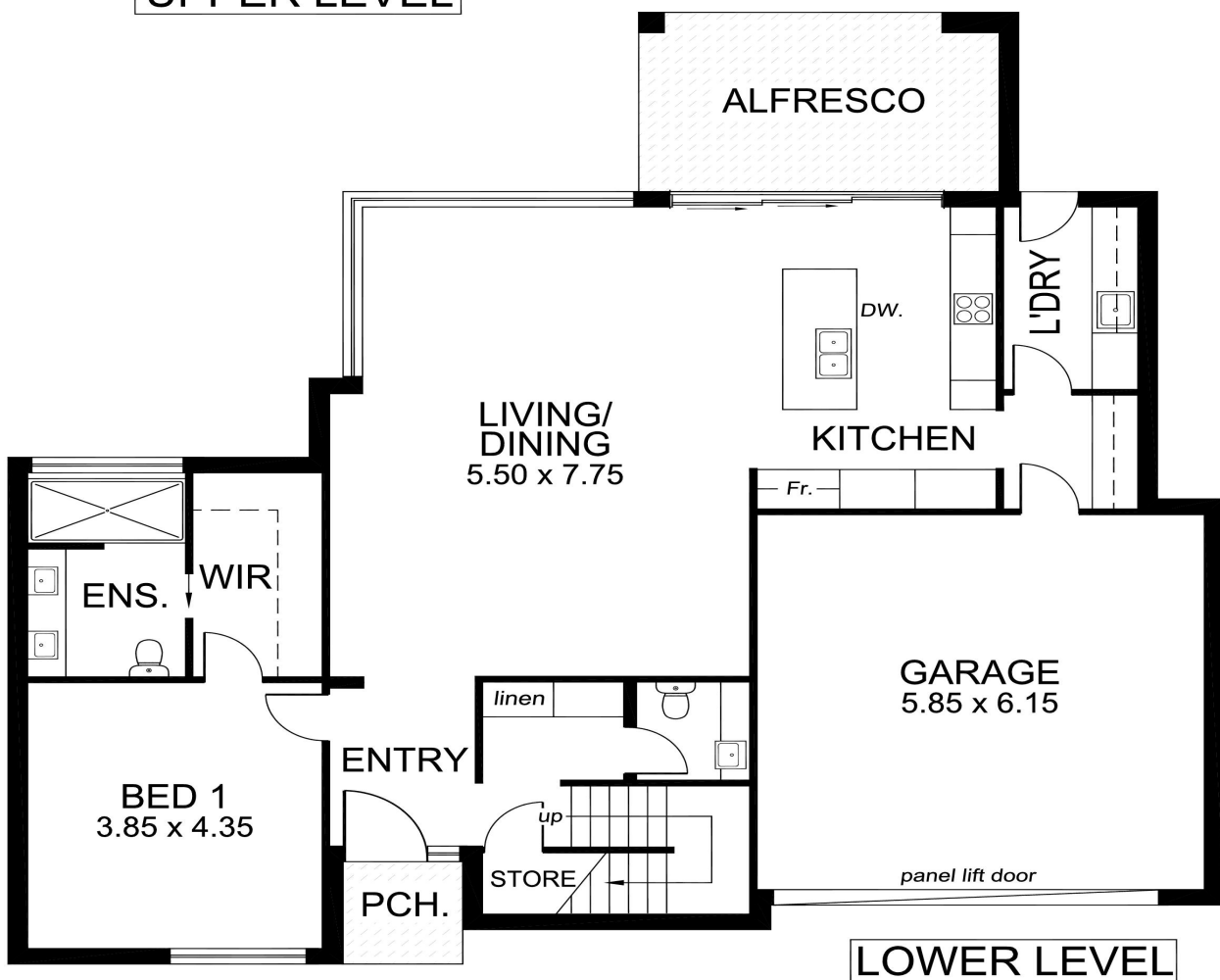
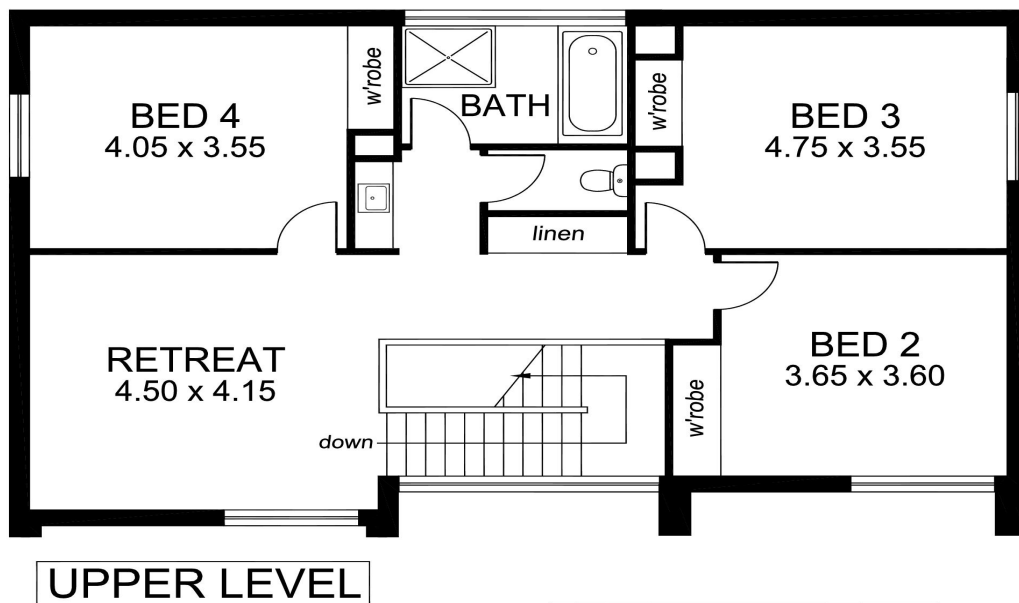
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<b>TOTAL AREA:</b>	<b>284.34m<sup>2</sup>/30.57sqs</b>
(Estimate only)	(incl. porch, alfresco & garage)

This drawing is for illustration purposes only.  
All measurements are approximate only and information  
intended to be relied upon should be independently verified.