

**19 Roseberry Ave, Brighton East, VIC, 3187**



**House For Sale**

Thursday, 28 November 2024

19 Roseberry Ave, Brighton East, VIC, 3187

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Light-Filled Living in Lifestyle Locale

Celebrating its sun-drenched north-westerly orientation on 550sqm\* in a tranquil beachside cul-de-sac, this single-level, four-bedroom circa-1989 home offers plenty of contemporary appeal with its light-filled family-friendly layout, a newly renovated gourmet kitchen and updated living areas.

Privately and securely set behind a high timber fence and gates, the solid brick home is surrounded by lush lawns and neatly landscaped gardens. Freshly painted and with new engineered timber flooring, the light-filled open-plan living and dining space features a wood fire heater. Perfect for easy entertaining and family gatherings the stone kitchen is defined by a central island/breakfast bar with a lineal pendant light and is equipped with Miele cooking appliances including a gas cooktop, convection oven, and a Bosch dishwasher. Adding to the family liveability and functionality, the kitchen extends to a butler's pantry/mud room/laundry with external access, while a hallway leads to the four bedrooms, each newly carpeted including the main bedroom with a walk-through fitted robe and shower ensuite, while the family bathroom has a built-in tub and separate shower.

Glass sliding doors from the family room draw in abundant northerly light and open to a brick-paved alfresco patio and wraparound gardens, edged with ficus, ornamental pears, and colourful borders including an established hydrangea and a lilac tree. There is plenty of lawn space, and a large garden/storage shed, ideal for stowing bikes and beach gear, plus an undercover carport and secure off-street parking for two cars. Additional features include underground mains power, gas ducted heating, refrigerated central cooling, and a garden irrigation system.

Located for lifestyle and convenience in a tranquil, low-traffic street, it's around a five-minute walk to Bay Street shopping, dining, cinema, and North Brighton station. Also close to the exceptional leisure amenities of Landcox Park, the Old Dairy Reserve, Hurlingham Park, Golden Mile beaches and the Bay Trail. There is a choice of schools in easy walking/cycling distance including Brighton Grammar, Firbank Grammar, Brighton Secondary College, Brighton Primary and St Finbar's Primary.

\*approximate land size