

**15 Rothesay Avenue, Brighton, Vic 3186**

**KAY & BURTON**

**House For Sale**

Friday, 19 April 2024

**15 Rothesay Avenue, Brighton, Vic 3186**

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Matthew Pillios  
0408145982



Scott Xue  
0433493837

## **Auction Saturday 11th May 1.30pm**

A commanding presence in a distinguished position on the cusp of Brighton's Golden Mile are merely the beginning for this imposing four-bedroom, three-bathroom residence, where inspired architecture frames an extraordinary interior that appeals to the most discerning tastes. Clean lines, French oak floors, and exquisite marble finishes underpin its minimalist aesthetic, with the refined simplicity allowing the curves of its central vestibule, circular sky window and sculptural ribbon staircase to play a starring role. Beyond lies a Gagganau-appointed kitchen adorned in book-matched Calacatta marble, boasting appliances including a double oven, coal grill, deep fryer, steamer, and double induction cooktops. The open-plan living and dining extend flawlessly to a private garden oasis with an outdoor fireplace and a raised plunge pool, creating an idyllic retreat for relaxation and family entertaining. For those seeking indoor enjoyment, a cinema awaits, and a glass-enclosed wine cellar complete with a marble plinth makes a genuine statement of luxury. Ascending the staircase, the family accommodations are revealed, the centrepiece being a palatial main bedroom suite with a deluxe ensuite and mirrored dressing rooms. Further amenities include an office, laundry, powder room, and oversized double garage, with family conveniences highlighting proximity to Star Of The Sea College, Firbank Grammar and Brighton Grammar, Gardenvale Station, Martin Street and Bay Street shopping and cafe precincts, and the beach.