

**18 Menzies Avenue, Brighton, Vic 3186**

**FREDMAN**

**House For Sale**

Thursday, 18 April 2024

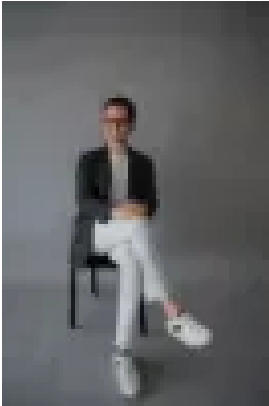
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**Bedrooms: 4**

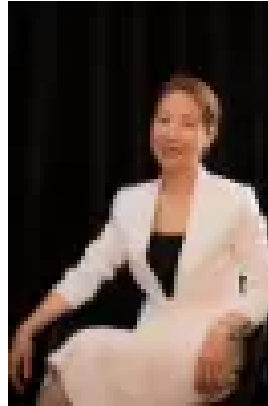
**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Joel Fredman  
0413487837



Rina Ma  
0413487837

## EOI Close Tues 14 May at 5pm

Embraced by breathtakingly beautiful gardens & finished to an exceptional standard throughout, this exquisite French Provincial-inspired home by the Stonehenge Group & Graeme Summers is an offering of timeless elegance & sophistication. A sanctuary of the highest calibre where incredible attention to detail is on display at every turn & every inclusion carefully considered, many of the home's features have been chosen & sourced from across Australia & around the world for both their aesthetic beauty & functionality. Bolstered by a privileged, low-traffic Brighton Beach address, the extraordinary one-owner home makes an impactful first impression. Classically appealing & with a custom European Oak & wrought iron door to beckon guests inside, the home opens to a foyer enhanced by stunning, reclaimed Black Butt floors. A formal lounge/5thBR & home office/sitting room grace either side of the entrance – the latter with bespoke Graeme Geddes library. A formal dining room enjoys access to a private terrace while at the rear of the home is a spectacular entertaining area & first-class gourmet kitchen with Carrara marble island; a zone that spills seamlessly outside to the unforgettable European garden where towering columns, imported Queensland Ficus trees & an enviable self-cleaning pool are all focal points. An authentic French chandelier & handmade balustrade by Bent Metal grace the staircase that leads to the home's first floor. Here, discover a magnificent bay-view parents' retreat. The three additional bedrooms are all havens in their own right; they share a stunning semi-ensuite bathroom – a third full bathroom is located downstairs. Crowning the residence is a sensational rooftop terrace with bay views that span from the Mornington Peninsula right round to the city. Capturing countless sunsets, sailboat races & even New Year's Eve fireworks, this incredible vantage point is a setting designed to share with family & friends. The basement garage can accommodate up to five cars – also offered are a wine cellar, zoned heating/cooling, gas & open fireplaces, security, d/vac, Bose speakers & auto awnings. Close to Brighton Beach station & foreshore, the home is within walking distance of many of the area's leading schools including Haileybury & St Leonard's colleges. Whilst every care has been taken in preparing the above information, it is to be used as a guide only. Please refer to appropriate legal documentation to complete your due diligence.