

# 2/71 Roslyn Street, Brighton, Vic 3186

 Real Estate

## Townhouse For Sale

Thursday, 9 May 2024

2/71 Roslyn Street, Brighton, Vic 3186

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 431 m2

**Type:** Townhouse



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**\$1,800,000 - \$1,950,000**

Distinguished by its private and secure positioning on a 431sqm\* rear set block in a blue-chip beachside neighbourhood, this four-bedroom plus study Brighton residence will further impress with its spacious and light-filled indoor and outdoor living and entertaining spaces. Offering an adaptive and flexible layout over two levels, the solidly built rendered-brick home inspires effortless family liveability with a custom fit-out providing ample storage and intuitive, functional spaces. With video intercom entry, double front doors open to reveal timber parquet flooring that flows through to the abundantly glazed open-plan living areas including a conservatory-like dining space. Timber-framed glass sliding doors connect to the native-inspired landscape-designed gardens featuring a dry riverbed, a feature grass tree, and an expansive, elevated alfresco dining deck, positioned to enjoy northerly sun. Perfect for entertaining, the gourmet stone kitchen is equipped with Blanco stainless steel appliances including a gas cooktop, oven, and dishwasher, and looks out to a sunny lawn area in the fully fenced pet-friendly rear garden. There are four bedrooms upstairs including the spacious main with a walk-in robe and travertine ensuite, while the downstairs rumpus room could also be used as a fifth bedroom, or home cinema. The main bathroom, also splendidly tiled in travertine, has a two-person spa bath and walk-in shower, and there are powder rooms on both levels. Includes ducted & split system heating/cooling, laundry with external access, fitted study plus study nook, mud-room nook, built-in wine storage, under-stair storage, private electric gates, and a large remote-controlled double garage. This coveted beachside Brighton Street is renowned for its outstanding luxury residences and its elite lifestyle location with close proximity to the beach, Church Street, Were Street Village, and central to the area's esteemed schools including St. Leonard's College, Haileybury College, Brighton Grammar, and Firbank Grammar.\*approximate land size