

**102/15 Rooding Street, Brighton, Vic 3186**

FOLLETT & CO

**Apartment For Sale**

Sunday, 23 June 2024

102/15 Rooding Street, Brighton, Vic 3186

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Expressions of Interest closing Tues. 16 July @3pm

\$1.65-\$1.75MA showcase of Nicholas Wright design with all the gracious spaces and curvaceous detail that suggests, this two bedroom, two bathroom (dual-suite) plus home office, residence sets the standard in sub-penthouse living and off-Bay lifestyle. One block from Bay St's beach-end shopping strip and 300m to North Brighton station, this north-westerly treetop residence is one of just two at sub-penthouse level offering full-depth, half-floor accommodation just one floor up via a sweeping helical-stairway or security lift. Cleverly zoned with a dedicated bedroom wing enclosing ensuite-access bedrooms around a central home-office/retreat, this elite residence steps into the light with living flowing seamlessly northwards through a wall of bi-folds to an almost 10sqm entertainers' terrace. Placing a cutting-edge kitchen at the centre of sophisticated living with elite Miele appliances (including five-burner gas cooktop and semi integrated dishwasher) plus a fully-integrated French-door fridge, living has a monumental 4m-plus dining-bench centre-stage ...and well-fitted dual-duty butler's pantry/laundry back-of-house. Curated to an unparalleled standard with rich natural stone specified across benchtops, fireplace surrounds, heart and media cabinetry, this elite residence features light Oak-style soft-close cabinetry, artisan-laid herringbone smoked Oak floors and lofty squareset ceilings. In this exclusive design, fully-tiled bathrooms feature concealed cistern WCs and stone vessel-basins, while bedrooms include glamorous walk-in robes - each with individual fit-outs. With individual climate-controlled ducted to every room and solid block-out blinds for bedroom windows, this uncompromising home is fully double-glazed, secured by video-intercom and scaled up with two-car basement garaging plus storage; in an enclosed area shared with just one other residence. A simple stroll to the cafes, shopping and cinemas of Bay St, a quick jog to the Golden Mile beachfront, this exclusive opportunity is exceptionally well-addressed; minutes' walk to the central Brighton schools (BGS and Firbank) and dash to the station for a 22 minute CBD commute.