



FOLLETT & CO.

**BRIGHTON** 1 Rothesay Avenue

# BRIGHTON

1 Rothesay Avenue

## Classic family living in a stunning First Class location

5 3 2

On the edge of Brighton's fabulous and exclusive Golden mile, this superb 4/5 bedroom home on the northern side of the Avenue boasts classic family living in a tightly held location, moments from Brighton's wonderful beaches and some of Melbourne's leading private schools.

The 1920s residence sitting on 966m<sup>2</sup> (approx. 10,400 sqft) has enjoyed extensive renovation over the years, and today plays host to a championship mod-grass tennis court, that doubles as a wonderfully safe outdoor play area for the kids. Presented in timeless style with huge formal living and dining areas, there's also wonderful and relaxed family living zones to enjoy, and a stunning and superbly functional kitchen, featuring corian benchtops.

A ground floor office could be the perfect work-from-home solution with its own private entry, but there's the option for use as a ground level bedroom. 4 further bedroom's are upstairs, all featuring BIRs, a retreat is positioned on the upper level, with the master suite enjoying that amazing north facing sun plus a wonderful WIR and ensuite area. The central bathroom on the 2nd level stars a huge spa bath for the kids to enjoy.

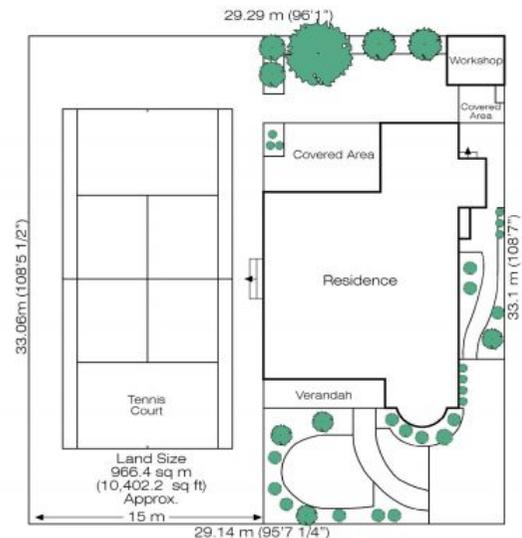
There's heating and cooling throughout, with the house having solar power generation as well as solar hot water, fantastic storage including extensive attic space, a stunning alfresco area for year-round use, multiple off-street car parking spaces and a large underground water tank.



First Floor



Ground Floor



### CONTACT

Justin Follett 0405996822

**FOLLETT & CO.**

#### FLOORPLAN DIMENSIONS

Every care has been taken to verify the accuracy of details in this brochure. Prospective purchasers are requested to take such action as is necessary to satisfy themselves of any pertinent matters

Not to Scale

274 Bay Street, Brighton VIC 3186 9598 9111 [follettco.com.au](http://follettco.com.au)

\*Disclaimer: This is an advertising brochure only. Follett & Co. has prepared this brochure on the instructions of the vendor in order to advertise the property. Information provided is believed to be accurate as at the date of printing, no responsibility is taken for any errors or omissions. It is your responsibility to obtain independent, professional advice. Privacy: Your entry to this property provides consent to the collection and use of personal information for security purposes. It may also be used to provide you with further information about the property, other properties and services marketed by Follett & Co. Please advise our consultant if you do not wish to receive further information. Our full privacy statement is available at [Follettco.com.au](http://Follettco.com.au)