



FOLLETT & CO.

## BRIGHTON

22 St Andrews Street

### Stunning Contemporary Corner Oasis Meters to Church Street

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Graced with a fantastic corner position allowing for an orientation to the north and west, and showcasing a stunning amount of living space and sublime luxury that befits the exclusive Brighton address, this architecturally designed 4 bedroom + study area, 3.5 bathroom tri-level home will exceed your sky high expectations.

A gorgeous presentation and the finest of fittings and fixtures define this lavish property, surrounded by brilliant decking and manicured gardens giving you plenty of options when it comes to outdoor entertaining and relaxing. The expansive central lounge and dining hub is saturated in natural light thanks to floor to ceiling windows, while the open design gives you flexible for living options.

The stunning kitchen showcases amazing quality and excels with elegant Corian benchtops, soft-closing cabinetry, stainless steel Miele appliance including two ovens, induction cooking (plus a wok burner), and an integrated Liebherr fridge and freezer. The ground level guest bedroom comes with a stylish ensuite as well as access to a wonderful private deck.

Home movies and footy on the big screen will be a popular activity thanks to the spacious basement cinema room, which also has access to a kitchenette and handy powder room. The top level is home to three more bedrooms including the superb master retreat which has a walk-in robe, beautiful double vanity ensuite, and large balcony. Upstairs further features an open study area with built-in timber desk and storage (this area also has access to the balcony) and a chic dual access central bathroom.

The home benefits from being an independent residence with no body corporate or common expenses. Other property highlights include an upstairs powder room, basement laundry with chute, ducted heating and refrigerated cooling, fireplace in central living, spotted gum solid timber floors, high quality carpet, electric blinds, ducted vacuum, secure alarm, video intercom, an abundance of storage throughout, rainwater tank, and a 4 car remote garage.

The fantastic

#### CONTACT

Justin Follett 0405996822

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GROUND FLOOR

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