

23 Archbold Road, Roseville, NSW 2069



House For Sale

Thursday, 16 May 2024

23 Archbold Road, Roseville, NSW 2069

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Jessica Cao

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Auction Guide: \$3,000,000

Privately set back from the road on a level block of land, grand and graceful C1923 'Hillcrest' delivers an effortlessly impressive family lifestyle. Extensively transformed in 2021 with a luxury designer touch, this full brick Georgian style home provides a move in ready opportunity in a premier setting. A fusion of period elegance and modern touches creates visually engaging interiors and a floorplan that really works. Expansive living and dining rooms with a gas fireplace gives way to a meals area with a window seat and a lavish European stone island custom kitchen. Bi-folds retract to the private and delightful rear entertainer's deck that unfolds to a romantic creeper draped terrace. Four large bedrooms provide excellent accommodation and the kids will love the generous level lawns perfect for kicking the ball or for a trampoline. It includes a generous parking area and immediate access to bus services, Roseville Public School and childcare, is steps to Roseville Train Station and Roseville College, minutes to Chatswood and within the Killara High School catchment.

Accommodation Features: * Stunning period home with a grand welcoming façade * No conservation restriction or heritage listing * Whole of house renovation in 2021, with new roof, flooring, lighting, wiring and plumbing * High ceilings throughout, expansive lounge and dining room * Ducted a/c, central heating, and ambient gas fireplace * Meals area with a window seat * Impressive kitchen with lavish stone island bench, integrated fridge and dishwasher, over-sized Smeg oven, gas cooktop plus custom cabinetry * Butler's pantry with space for a freezer or wine fridge * Bi-fold doors open to the rear entertaining deck * Four large upper level bedrooms all with built in robes, one fitted with a built in desk * Elegant master bedroom with ensuite * Renovated modern bathrooms with underfloor heating and designer hardware * Laundry chute connecting the main bathroom to laundry * Abundant storage, including understairs

External Features: * Set back from the road, privately screened * Level landscaped lawns and gardens, securely fenced back and front garden * Large entertainer's deck with a 4 metre electric retractable blind * Stunning creeper draped terrace or outdoor room, veggie garden currently used as a cutting garden for flowers * Generous parking for two cars, additional street parking in nearby Addison Avenue and Park Avenue * Outdoor garden shed * Gas bayonet for the barbeque

Location Benefits: * 50m to A Bright Beginning Roseville preschool * 50m to the 194, 194x, 206 and 207 bus services to St Ives, Chatswood, Northbridge, Cammeray and the city including express services * 50m to Roseville Public School; this school has an open gate policy with access to sporting grounds and an undercover basketball court after school hours and on weekends for local residents * 350m to the 278, 279, 280 and 284 bus services to Chatswood, Killarney Heights, Frenchs Forest, Terrey Hills and Warringah Mall * 400m to Bancroft Park * 550m to Roseville College * 750m to private school buses (Loretto Normanhurst, Knox, Abbotsleigh, PLC, Ravenswood, Barker, Sydney Grammar, St Aloysius, etc.) * 1.1km to Roseville Golf Club * 1.1km to Roseville Station, village shops and the cinema * Killara High School catchment * Minutes to Chatswood's world class shopping and dining

Auction Saturday 15 June, 9am Contact Jessica Cao 0466 877 260 Disclaimer: All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.