

**27 Thomas Avenue, Roseville, NSW 2069**



**House For Sale**

Friday, 17 May 2024

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**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 834 m2**

**Type: House**



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## Auction Saturday 15 June, 3pm

Exclusive Federation grandeur combines with contemporary perfection for luxurious and refined family living. Showcased by an impressive sandstone entry, tasteful period features unfold to sophisticated modern living and entertaining spaces with a prized north to rear aspect. Step-in to a contemporary open-plan domain ideally suited to entertaining, showcasing a breathtaking new stone/gas chef's kitchen designed with integrated appliances. A vast curved Carrara marble island incorporates a breakfast bar and flawlessly complements a dedicated Verde Alpi wet bar. Sets of floor to ceiling French doors at the rear of the flexible open-plan living space open to a chic contemporary alfresco entertaining area. An idyllic garden oasis, immaculately hedged for privacy, with a blissful grassed yard envelope a travertine-tiled pool. Formal and flexible sitting spaces, a versatile rumpus room, and generous bedrooms throughout allow the ultimate in executive family comfort and privacy. An elegant upper-level master suite and private office each with individual balconies complete the functional floorplan. Prestigiously located within a wide leafy cul-de-sac, with picturesque Loyal Henry Park at one end and a short walk of bus services, trains, local shops, cafes, restaurants, entertainment options and schools.

**Accommodation Features:**

- \* North-to-rear aspect on elevated 834sqm block.
- \* Luxurious recent renovation retaining original period features, high ceilings, plasterwork, cornicing.
- \* Original hardwood flooring with high skirting boards
- \* Ducted reverse-cycle air conditioning
- \* Expansive open living, dining, kitchen domain, skylights, ceiling fans throughout
- \* Bespoke stone and gas chef's kitchen with vast curved Carrara marble island with fluted marble leg
- \* Carrara marble splashback, Ilve 90cm oven, Ilve 5-burner gas cooktop, Qasair rangehood
- \* Fully-integrated integrated fridge, Siemens integrated dishwasher, brass tapware
- \* Billi hot water, fluted glass walk-in pantry, display cabinet, dual-sided under-bench storage
- \* Wet bar adorned with Verde Alpi marble benchtop and splashback
- \* Ducted reverse-cycle air conditioning
- \* Statement French bi-fold doors connect to outdoor entertaining haven
- \* Formal sitting room opens to sandstone verandah, versatile rumpus room
- \* Expansive open living, dining, kitchen domain, skylights, ceiling fans throughout
- \* Master suite with private balcony, brand new wool carpet walk-through wardrobe, ensuite
- \* Spacious bedrooms, built-in cabinetry, upper-level study / 5th bedroom with private balcony
- \* Main bathroom with stone-topped vanity, freestanding clawfoot bath, walk-in shower, French provincial hardware, heated towel rail
- \* Powder room with handcrafted wall tiles, custom mudroom with ample storage

**External Features:**

- \* Commanding elevated street presence, sandstone front verandah and pathways
- \* New travertine pavers surrounding alfresco entertaining oasis and heated swimming pool
- \* Covered outdoor dining with plumbed gas for barbecue, established garden, grassed yard
- \* Double garage with epoxy flooring, 2 x storerooms and a large workshop space

**Location Benefits:**

- \* 190m to Loyal Henry Park with tennis courts, cricket nets, a children's playground and playing field
- \* 550m to the 565 bus services to Chatswood and Macquarie
- \* 800m to Roseville Cinemas and village shops and cafes
- \* 800m to Lindfield Public School
- \* 1km to Roseville station
- \* 1.4km to Lindfield station and village
- \* 1.5km to Roseville College
- \* 1.6km to Lindfield Learning Village

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**Onsite 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.