

40 Addison Avenue, Roseville, NSW 2069



House For Sale

Friday, 3 May 2024

40 Addison Avenue, Roseville, NSW 2069

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Lisa Davies
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Auction Saturday 25 May, 4pm

Combining traditional design with modern aesthetics, this enchanting C1920s home sits on a 695sqm (non-conservation block) with a north facing rear aspect, offering an easy lifestyle of warmth and comfort. Its spacious floorplan flows out at the rear to a substantial Vergola covered alfresco terrace with an adjoining built in spa and a flexible studio or greenhouse. From its handsome and welcoming lounge with a gas fireplace to its generous bedrooms, boasting a sturdy double brick construction and adorned with exquisite traditional features. Enjoyed and loved by its current owners, it includes sweeping lawn areas and large flower and veggie gardens that are often admired by passersby. This exceptional east-side address is always in demand being close to Chatswood and footsteps to the bus, Roseville Public School, Roseville College and the station.

Accommodation Features:



- * Generous single level floorplan, stone and timber floors
- * Multiple internal leisure and entertaining areas including garden-facing sunroom
- * Elegant formal lounge with gas fireplace and large entertainment room suitable as a Home Theatre, rumpus, or informal lounge
- * Quality stone and gas kitchen, large freestanding Ilve cooker
- * Picture rails, appealing high ceilings
- * Four generous bedrooms, master with floor to ceiling robes
- * All bedrooms with robes, modern bathrooms, internal laundry
- * Ducted air conditioning, wine storage, flexible 4th bed or office

External Features:

- * Peaceful setting in a prestige street, north to rear aspect
- * Child friendly, near level 695sqm block, exceptionally private
- * Gated and secure with dog proof fencing
- * Established gardens, multiple flower, herb and veggie sandstone beds with drip irrigation
- * Expansive Vergola covered alfresco terrace
- * Large built-in Spa, easy access over-sized gated carport
- * Large flexible storage/Greenhouse at the rear, rainwater tank
- * Additional off-street parking

Location Benefits:

- * 45m to the 194, 194X, 206 and 207 bus services to St Ives, Northbridge, North Sydney and the city
- * 300m to the 160X, 260, 270 and 271 bus services to Dee Why, Frenchs Forest, Belrose, Terrey Hills, Chatswood, North Sydney and the City QVB
- * 400m to the local shops and dining
- * 500m to Roseville Public School
- * 600m to Roseville Golf Club
- * 1.1km to Roseville College
- * 1.6km to Roseville Station and village shops
- * Moments to Chatswood Shopping Centre
- * Killara High School catchment

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In rooms - 2 Turramurra Avenue,
Turramurra
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