



25 Clanville Road Roseville, NSW

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Grand Federation

Set in a dress circle, walk-rail location in Roseville's prestigious east-side, this stunning period residence is a home of timeless appeal, blending exquisite character features with designer style. Wrapped in 1271sqm of landscaped gardens, its expansive floorplan and private alfresco entertaining promise exceptional indoor/outdoor family living, a stroll to cafes and shops.

- Elegant formal living & refined formal dining both flow to return verandah
- Expansive family living & casual dining with wraparound windows
- Private entertaining deck leads to established garden with large level lawn
- DA-approved plans exist for luxury upgrade with extension, pool & cabana
- Open-plan gas kitchen with European appliances and breakfast bar
- Double bedrooms, all with built-in-robos, charming master, separate study
- Three modern family bathrooms, teen retreat/rumpus, ample storage
- Double carport, covered access to home, additional off-street parking

Price:

Contact Agent



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INTERNAL FLOOR SPACE: 450 SQM INCLUDING VERANDAH

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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GROUND FLOOR



FIRST FLOOR

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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