



25 Clanville Road Roseville, NSW

5 1 3 2

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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GROUND FLOOR

FIRST FLOOR

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

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