



7 Archbold Road Roseville, NSW 4  2  3

**1088m2 with private, grandeur Federation home**

**\*\*EASY PARKING IN MARGARET STREET\*\***

Secluded from the street, in exceptional privacy, and set across approximately 1088sqm of level land, this revitalised double brick Federation home presents impressive traditional spaces enhanced with modern improvements. Approved plans for further updates and additions offer the opportunity to customise to your individual requirements, or move in and enjoy the charm this home offers.

- Grand lounge and dining streaming with natural light, Ecosmart fireplace
- Rumpus/family meals area opens to the deck overlooking the garden
- Stunning as-new stone and Shaker kitchen, plentiful storage, breakfast bar
- 5-burner gas cooktop, wide oven, Asko dishwasher, Fotile rangehood
- Four extra-large bedrooms, 4th/home office has separate entry, built-in robes
- King-size master holds the romance of yesteryear with an original fireplace
- On-trend renovated and fully tiled main bathroom with double vanity
- Tessellated tile front verandah, leadlight, soaring ceilings, picture rails

**Inspect:** Saturday, 18th May 2024 10:15 - 10:45  
 Wednesday, 22nd May 2024 10:15 - 10:45  
**Auction:** 25/05/2024 10:00 am  


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**Price:** Auction: Guide \$2,500,000



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7 ARCHBOLD ROAD  
ROSEVILLE



The site plan and floor plan are not to scale: measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information, provided has been collected from reliable sources but cannot be guaranteed for accuracy.