




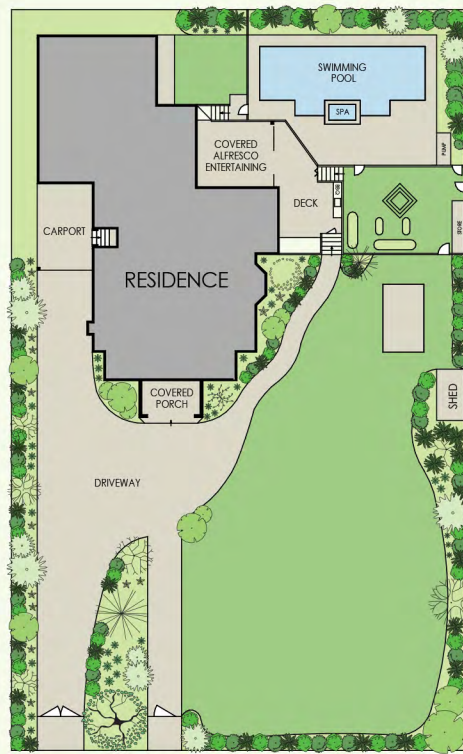
Federation Residence of immense appeal.  
Beautifully restored to its original grandeur.

"Yarrowonga" 8 Roslyn Avenue, Roseville

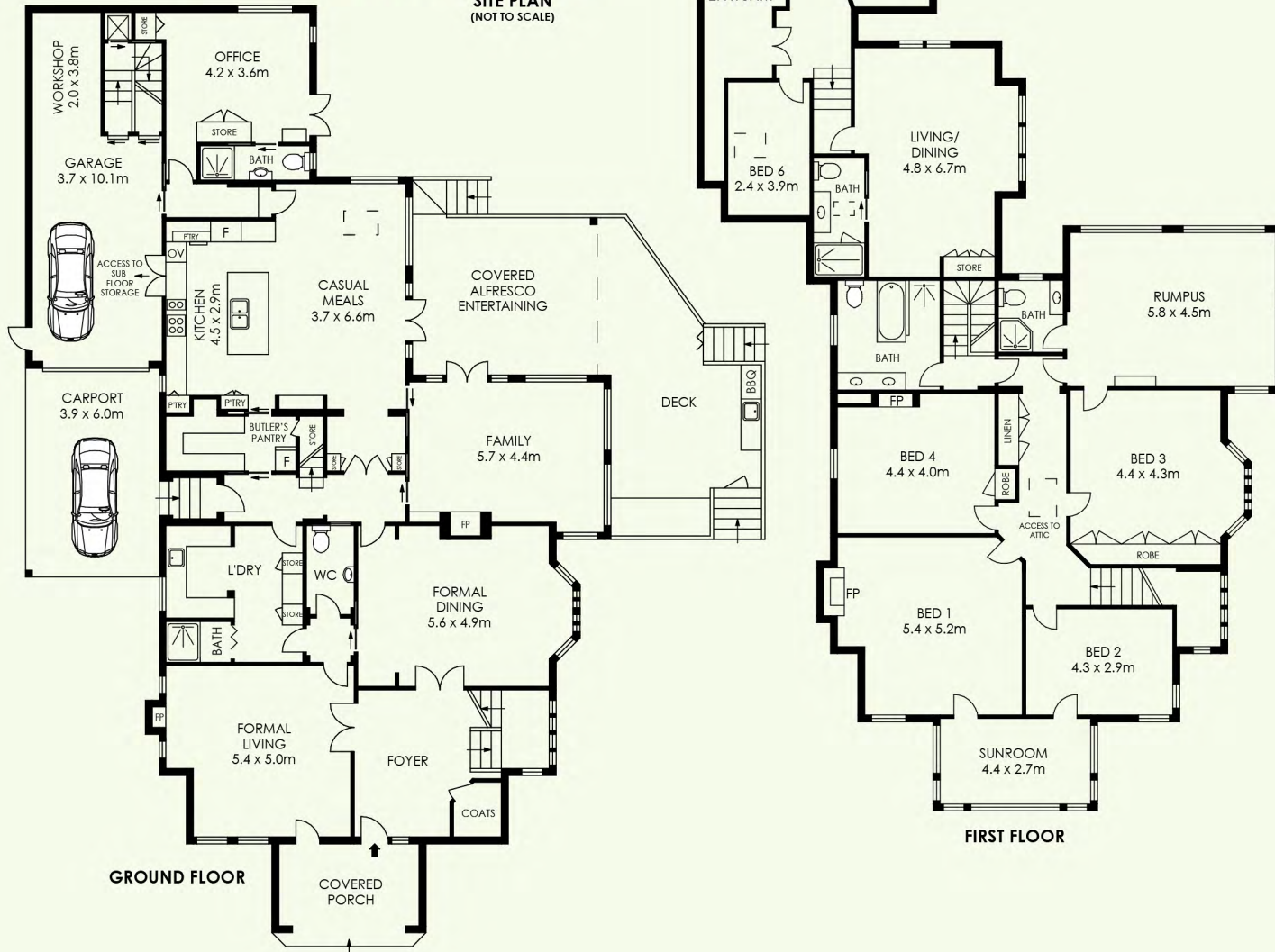
5+  5  2 

View  
Wed/Sat 1:15pm - 2pm

Expressions of Interest



SITE PLAN  
(NOT TO SCALE)



APPROX. RESIDENCE AREA = 498 m<sup>2</sup>  
APPROX. LAND SIZE = 1674 m<sup>2</sup>



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



'Yarrowonga' 8 Roslyn Avenue, Roseville

An exceptional Arts and Crafts Federation residence that exudes timeless elegance and modern luxury. This c1909 masterpiece, standing on a generous 1,393m<sup>2</sup>, is meticulously restored, showcasing historical grandeur with modern amenities. Its proximity to Roseville Shops and Station ensures a blend of serenity and convenience. Inside, high ornate ceilings, leadlight windows, and custom joinery reflect the exquisite craftsmanship throughout. Open fireplaces, a wide verandah and timber floors create an ambience of warmth and elegance. Every room, generously proportioned, is a testament to the home's grandeur and careful restoration. Living spaces, anchored by an elegant entry foyer, unfold into a formal lounge, grand dining room, light filled family room and a gourmet kitchen with butler's pantry. These spaces open to a north-facing terrace, heated pool and established gardens. "Yarrowonga" boasts ample accommodation with five bedrooms, including an opulent master suite with a lavish retreat, a versatile office that transforms into a guest suite, and a rumpus room serving as a self-contained apartment, catering to varied family needs. In Roseville's esteemed locale, "Yarrowonga" stands as an architectural gem, offering an unmatched blend of historical charm and contemporary luxury, promising a living experience of unrivalled elegance and comfort.

