



# 44 ROSE



[44RoseAvenueWheelerHeights.com](http://44RoseAvenueWheelerHeights.com)

A HIGHLY ANTICIPATED  
NEW ADDRESS IN THE HEART  
OF WHEELER HEIGHTS,  
ROSE 44 AVENUE.



**UPSTATE**  
/ Projects





[44RoseAvenueWheelerHeights.com](http://44RoseAvenueWheelerHeights.com)







# 44 ROSE

Designed with liveability and luxury front of mind, 44 Rose comprises of contemporary, open-plan layouts and thoughtful touches specifically designed for the downsizer.

This boutique collection of beautifully appointed residences provide a quiet and sunny oasis with the benefit of substantial internal spaces, private entertaining terraces, nearby urban amenities and a low-maintenance lifestyle.

This quality new development is a place you'll love to call home, with easy access to an abundance of recreational facilities, including Narrabeen Lake, Golf Courses & pristine local beaches.



44 RO





## The Development

This boutique collection of attached homes will set a new benchmark in Wheeler Heights offering a timeless design, luxury living and a low-maintenance lifestyle, you will certainly be proud to call this home.

### THE 6 ATTACHED HOMES COMPRISE OF:

- 4 x 3 bedroom townhomes with living area and master bedroom on ground floor
- 2 x 3 bedroom single level villas

Superbly appointed and crafted throughout, absolutely nothing has been left undone from the double brick construction to the hand-picked interior finishes and appliances.

Ceasarstone fitted kitchens are furnished with gas stoves and dishwashers, premium wooden floors line the living areas, lush landscaping surround the tiled terraces, the modern bathrooms have heated floors and there's ducted air conditioning throughout.







Specifically designed for the over 55's downsizers, each home has house-like proportions with the ease of a low-maintenance lifestyle.

#### FEATURES INCLUDE:

- Free-flowing open-plan living and dining spaces with an abundance of natural light
- Floor to ceiling windows further accentuate the glorious sense of space
- Gourmet stone crafted kitchens, equipped with Miele gas appliances
- Seamless outdoor integration to the large alfresco entertainer's terraces
- Low-maintenance landscaped gardens, North/West aspect, pet friendly complex
- Three double bedrooms with bed-in-robres, modern bathrooms with under-floor heating
- Deluxe master suite complete with plenty of storage and ensuite with bath
- Easy lift access, ducted air conditioning, gas BBQ outlet, quality timber flooring
- Secure parking with over-sized double garage with additional storage space, guest parking
- Quiet street location, ample street parking
- Quality double brick and full concrete construction
- Conveniently positioned moments to city/ Manly and local buses services
- Walking distance to village shops, with cafes, supermarket and amenities
- Experienced developer/ builder, due for completion first quarter 2020

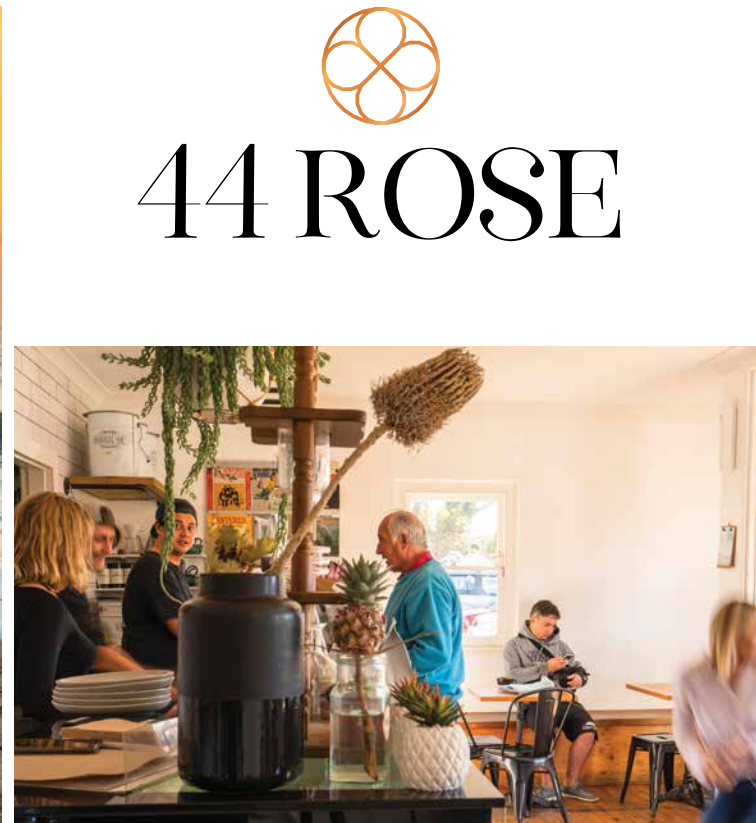


# Spotlight on Wheeler Heights

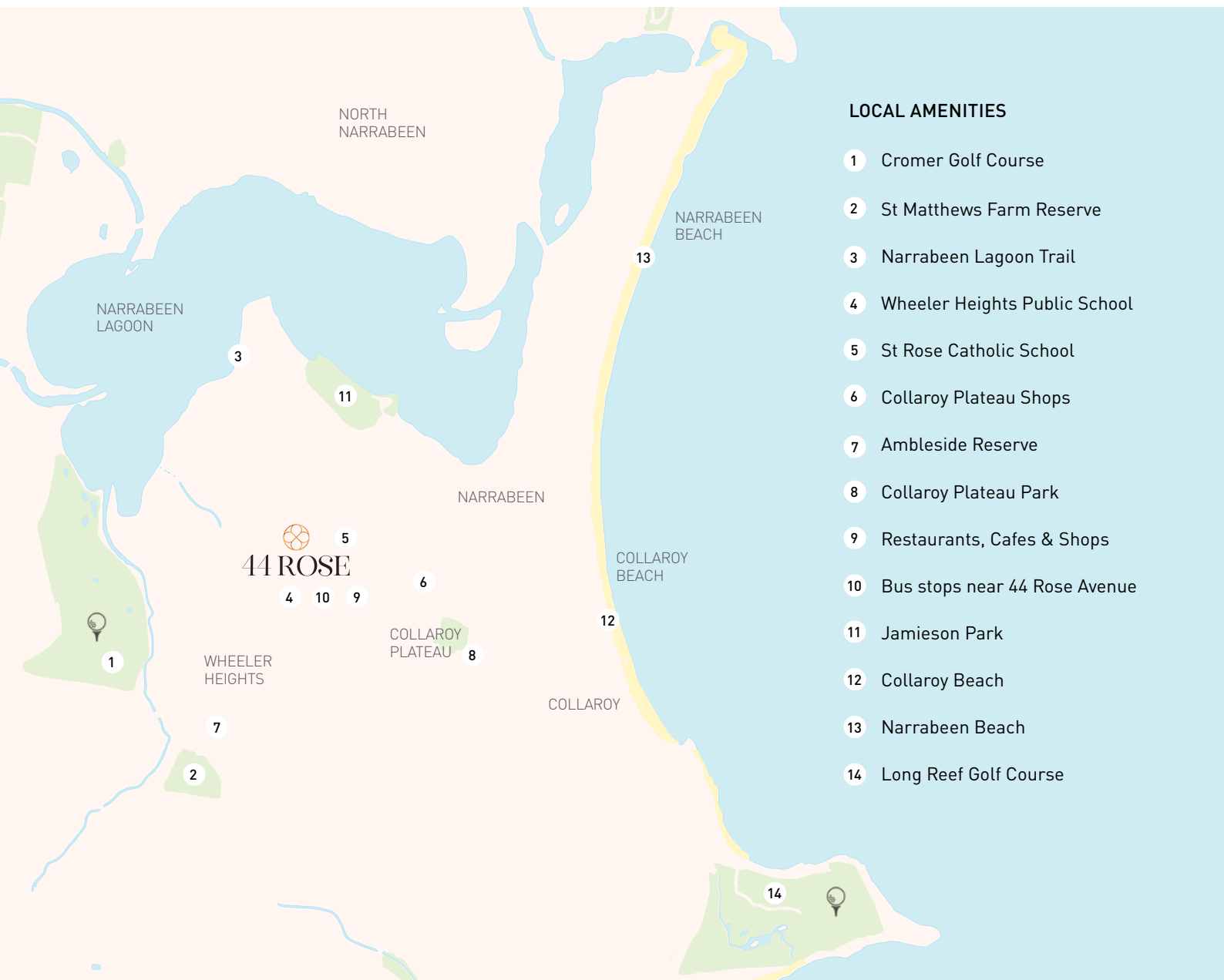
One of the Northern Beaches best kept secrets, Wheeler Heights provides the perfect setting for these luxury residences. Surrounded by beautiful beaches, leafy national parks, Narrabeen Lake and pristine golf courses the area provides enjoyment for all ages. Benefit from the relaxed and sophisticated coastal lifestyle with a large variety of local cafes, restaurants, boutique shops, large shopping centres and the convenience of city/Manly bus services nearby.

The changing infrastructure and connectivity on the Northern Beaches is a major draw card to the area with the new B-Line buses operating every 10 minutes, the newly refurbished Westfield Warringah Mall providing world class shopping, the soon to be complete Northern Beaches hospital and the recent progress on the imminent construction of the Northern Beaches tunnel will deliver further growth to this already thriving area.





# 44 ROSE



## LOCAL AMENITIES

- 1 Cromer Golf Course
- 2 St Matthews Farm Reserve
- 3 Narrabeen Lagoon Trail
- 4 Wheeler Heights Public School
- 5 St Rose Catholic School
- 6 Collaroy Plateau Shops
- 7 Ambleside Reserve
- 8 Collaroy Plateau Park
- 9 Restaurants, Cafes & Shops
- 10 Bus stops near 44 Rose Avenue
- 11 Jamieson Park
- 12 Collaroy Beach
- 13 Narrabeen Beach
- 14 Long Reef Golf Course

# Schedule of Finishes





## EXTERIOR FEATURES

**WALLS** - Rendered masonry (cement/ acrylic) with sandstone features

### ROOF, FASCIA & GUTTERING

Colourbond/ other metal cladding

### WINDOWS & SLIDING DOORS

Aluminium, flyscreens & security locks, keyed alike

**GARAGE**- Main- Colourbond panel lift with 2 remotes  
Individual garages- Colourbond, 2 remotes each door

### BALCONIES & PORCHES

Tiled frameless glass balustrades (as appropriate)

### COURTYARDS - Landscaped

**FENCING** - Masonry/ stone/ timber panelling

**LETTER BOXES** - Keyed, located adjacent to entrance

## INTERIOR FEATURES

**FLOORS** - Premium wooden floor boards

**FLOOR HEATING** - Bathrooms

**WALLS** - Masonry & plasterboard cladded

**CEILINGS** - Painted plasterboard

**CORNICE** - Shadow line (P50) or square set

**WARDROBES** - Built ins

**LINEN CUPBOARD** - White/ poly/ built ins

**GAS** - Cook top, bayonet on porch

Gas instantaneous hot water service

## ELECTRICAL

**LIGHTS** - Down lights to all rooms unless specified

**GARAGE** - 2 fluorescent lights

**EXHAUST FANS** - All bathrooms ducted externally

**TV POINTS** - 2 to living/ dining, 2 to bed 1

### TELEPHONE POINTS

2 to Kitchen/ living/ dining, 2 to bed 1

**FOXTEL** - Connected to living, bed 1

**TV ANTENNA** - Common aerial attached to roof

## LAUNDRY

**BENCH** - 20mm Caesarstone to match kitchen

**CUPBOARD** - Poly. matt

**HANDLES** - Shark nose

**TAPWARE** - Parisi

**TILES** - Oven tub & 100mm skirting

## KITCHEN

**BENCHTOP** - Caesarstone 40mm & waterfall ends

**DRAWERS** - Soft Close & quality fittings

**CUPBOARDS** - Poly. Matt Finish

**HANDLES** - Shark nose

**SPLASHBACK** - Caesarstone

**SINK** - Recessed double bowl

**TAPWARE** - Parisi

**DISHWASHER, OVEN, MICROWAVE & RANGEHOOD**

Miele

## BEDROOM AND ENSUITE

### VANITY BENCHTOPS

20mm Caesarstone built in to match kitchens

**VANITY BASINS** - Ceramic

**VANITY CUPBOARDS** - Poly, Matt finish to match kitchens

**MIRRORS** - To all bathrooms and ens

**HANDLES** - Shark nose

**BATH** - Rectangular 1700mm or as appropriate

**SHOWER SCREENS** - Frameless glass

### ACCESSORIES

Towel rails, soap holder, toilet roll holder, shower shelf

**TOILET SUITE** - Parisi

### TILES

Walls - Ceramic floor to ceiling, light colour

Floors - Ceramic to match walls, light colour

## DOORS

### FRONT DOOR TO BUILDING

Glass/ timber panel security door

**FRONT DOOR TO UNITS** - Fire doors as per requirements

**INTERNAL** - Solid core painted doors to all rooms  
(accessible as required)

**WARDROBES** - Built in sling opening

# The Project Team

## DEVELOPER & BUILDER

### Bayview Links PTY LIMITED

Bayview Links has earned a reputation over the past 15 years as a development group well worth trusting. Focusing their attention on the Northern Beaches together, they have proudly presented over 12 quality projects to the market. With a wealth of experience in the construction industry, Bayview Links have full control over the whole development process from site acquisition, design, construction, sales and marketing.

At the forefront of each project is the goal to create luxury developments that have a positive impact on their local communities. By choosing site locations that are close to transport, employment, schools and retail hubs ensures future growth and sustainability.

Quality construction forms the foundation of Bayview Links with extra attention to detail given to the planning stages, each home provides modern easy living that can be enjoyed for years to come. Their contemporary dwellings focus on maximising light, space and airflow throughout all properties, and use high quality materials and finishes. Local to the Northern Beaches, Bayview Links team up with local award winning architects and designers, along with their own exceptional contractors and specialists to create outstanding properties. This project team have a long standing relationship with projects designed for the over 55's and are well known for delivering a level of finish above the competition and complete each project on time. They are proud to have earned a 100% completion rate on all their projects.

## ARCHITECT

### Barry Rush & Associates

[www.barryrush.com.au](http://www.barryrush.com.au)

Barry Rush & Associates is a small creative architectural practice, providing specialist architectural services to clients in Australia and South East Asia. Together they are experienced, dynamic and masters of space, light and their surroundings. 44 Rose is another proud showcase of design excellence, and continues the ongoing relationship with Bayview Links.

## Recent Projects

- 92 – 94 Ocean Street, Narrabeen
- 234 Ocean Street, Narrabeen
- 39 – 41 Ocean Avenue, Newport
- 35 – 37 Ocean Avenue, Newport
- 6 Foamcrest Avenue, Newport

---

## SELLING AGENTS

### Lachlan Yeates

### Peter Mosedale

## ENQUIRIES

Sam Bibby • 0404 410 068

[sam.b@upstate.com.au](mailto:sam.b@upstate.com.au)

**UPSTATE**  
/ Projects



# Recent Projects



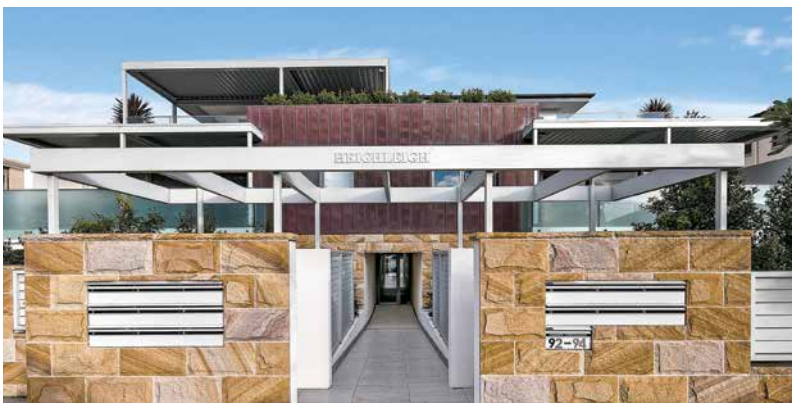
35 – 37 Ocean Avenue, Newport



234 Ocean Street, Narrabeen



39 – 41 Ocean Avenue, Newport



92 – 94 Ocean Street, Narrabeen



6 Foamcrest Avenue, Newport

