



17 Trevilyan Ave, Rosebery



Expansive, charming & pristine 5-Bedroom home, set in tree-lined avenue

This expansive character-filled, family home, draws you in from the first moment walking through the manicured garden, to a living space adorned with ornate ceilings, artistic stained glass and polished timber flooring throughout, impeccably cared for by the loving owners. Your options are vast, from bathing in the soft touch of sunlight in the north facing living room complemented by one of the multiple elegant bay windows, to entertaining guests in the open plan kitchen, boasting large granite benchtops.

The freestanding solid double-brick construction provides 'peace of mind' while the well-proportioned floor plan grants utility, that naturally flows through from the main level down to the additional self-contained living quarters, which is perfect for family that need their privacy or potential rental income.

Walking through the tree-lined Trevilyan Avenue with the delightful sound of birds chirping and neighbours greeting you whilst watering their flowers, you are tucked away in a tranquil corner far removed from distraction or the bustling commute, yet within 5km from the city CBD and nearby multiple iconic eateries such as the Cannery. Thus achieving the perfect balance between lifestyle and work.

Quick Stats

- 5 Bedrooms each with built-in wardrobes, main bedroom with additional walk-in wardrobe
- 3 Bathrooms (1 ensuite to master) tiled floor to ceiling with marble tops, spa bath and showers included. Main two bathrooms each have overhead heating and

5 3 2

Price SOLD for \$2,250,000

Property Type Residential

Property ID 64

Agent Details

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Office Details

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- Downstairs can be separated as a fully contained large 1 bedroom apartment (kitchenette, lounge, dining and laundry) with external access
- 1 Lock up Garage with ample storage space and high ceiling + 1 Open parking in your private driveway
- Large open plan U-shaped kitchen with full granite benchtops and downlights fitted. Complimented by a range of high-quality European appliances
- Large walk in Pantry with floor to ceiling storage space
- Double laundry, top and bottom level (as needed) with hot and cold water supply
- Polished timber flooring throughout the complete property
- Ducted air-conditioning with 8 outlets and zoning capability
- Large internal storage under the house, perfect for wine
- Single level at the front, double level at the back with lovely treetop views and a cool breeze
- Lush back garden with multiple fruit and vegetable trees/plants.
- Large double-brick shed in backyard with plumbing connected. Possibility of being converted to studio with kitchen and bathroom OR 'mancave'.
- Property has bore water, your option to utilize

About the area:

- 2 min Drive or 5 min Walk to the iconic 'Cannery' with multiple in demand eateries that include 5th Earl, Da Mario, Three Blue Ducks, Black Star Pastry, Wholefoods House, Archie Rose Distilling Co. and many more. Other amenities within The Cannery include F45 Gym, The Dapper Don Barber Shop, VIVE Cooking School, Assembly Label HQ, Pearl Nails and Beauty, Selph Health Studios, The Space Gallery & Atelier and many more.
- 5 to 10 min Drive to the iconic 'East Village Shopping Centre' with multiple eateries and amenities that include Coles, Virgin Active Gym, Oliver Brown, About Smiles Dental Care, Colins Butchery, Lorna Jane, Optus, Pet Stock, Ribs & Burgers, Westpac, Malkonyan Hair, Baby Things and many more
- 10min drive to Moore Park Supa Centa with multiple shops that include Adairs, Barbeques Galore, Harvey Norman, JB Hi-Fi Home and many more
- 2 to 5 min walk to multiple Bus Stops with routes that include 301, 304, 343, 357 and 418
- 10 min Drive to Green Square Train Station with 2 stops to the CBD and Airport
- Immediate access to the Australian Golf Club
- 3 min walk to Turruwul Park and Kimberley Grove Reserve
- Nearby access to Eastern Distributor for ease of commute
- Approx. 1km to Gardeners Road Public School, JJ Cahill Memorial High School, St. Therese Catholic Primary School and Eastlakes Public School

Water Rates: \$191.50 per quarter approx

Council Rates: \$487.18 per quarter approx

Land Size: 524.8 sqm approx

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