



# SOLD

## 'ROSEBERNE COTTAGE'

Beautifully restored and immaculately presented, it is difficult not to fall in love with 'RoseBerne' and all her character, charm and serenity. The interiors are impressive, highlighted by its old-world features of timber floorboards, high ceilings, decorative breezeways featuring stained glass highlights, custom built contemporary chefs kitchen and private central courtyard and fireplace.

The layout feels spacious and inviting with an open plan living area, modern appointments, updated amenities and a large exquisite kitchen with additional outdoor entertaining adjacent to the stunning large living area boasting stunning raked ceilings and exposed beams. The bedrooms are spacious with the master bedroom boasting an outstanding ensuite, Federation style charm combined with the contemporary appeal.

Features include but not limited to:

- \* Three private and spacious bedrooms with air-conditioning
- \* Beautifully appointed formal living room with original open fireplace
- \* Expansive living and dining area flowing onto the entertainers patio
- \* 2 luxurious sitting areas
- \* Gourmet kitchen with exquisite stone bench tops, quality appliances and ample storage space
- \* Alfresco entertaining is a dream overlooking the rear garden with a built in BBQ & fire pit.
- \* 2 bathrooms plus a powder room
- \* Level yard with established gardens
- \* 2 outdoor courtyard entertaining areas.
- \* Rear driveway access to the double lock up garage and additional off street parking to the front

3 BED | 3 BATH | 3 CAR

PRICE:  
\$1,200,000

OPEN FOR INSPECTION:  
N/A



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### FLOOR PLAN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
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All enquiries must be directed to the agent, vendor or party representing this floor plan.