



FOR SALE

'ROSEBERNE COTTAGE' - CIRCA 1840

Impeccably renovated and beautifully restored to the highest of standards, it is difficult not to fall in love with 'RoseBerne Cottage' and all of her character, charm and serenity. This is an incredible opportunity to purchase one of Bathurst's premier period homes. 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 is spacious and inviting with open plan living areas, modern appointments, updated amenities and a large exquisite Calacatta black marble kitchen with additional outdoor entertaining spaces adjacent to the spacious living area boasting stunning raked ceilings and exposed beams.

The bedrooms are also spacious with the master bedroom boasting an outstanding ensuite, Federation style and charm combined with contemporary appeal.

Features include but not limited to:

- * Three private and spacious bedrooms with ducted heating and cooling
- * Beautifully appointed formal living room with original fireplace
- * Expansive living and dining areas flowing onto the entertainers patio
- * Two luxurious timber balconies
- * Gourmet kitchen with exquisite marble bench tops, quality appliances and ample storage space
- * Alfresco entertaining is a dream overlooking the rear garden with a built-in BBQ
- * Two bathrooms plus a powder room
- * Level low maintenance yard with established gardens
- * Ducted heating and cooling plus split system heating and cooling

3 BED | 3 BATH | 3 CAR

PRICE:

\$1,200,000 - \$1,300,000

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.