



**SOLD**

## LELLO HOUSE - YOUR OASIS IN ROSLYN

Designed by the renowned Basil Hooper, Lello House is the kind of place that quietly stops you in your tracks. The setting feels almost like its own world - private, green, and alive with birdsong. As you walk up the path, the scent of roses gives you your first hint that this home has been cared for in ways you can feel rather than simply see.

The front verandah sets the tone, and stepping inside confirms it. Warm timber floors and wood-panelled walls create an atmosphere that's instantly calming. The dining and living space flows easily from the entrance, and the adjoining kitchen is both practical and uplifting. Large windows frame the garden like a changing artwork, adding inspiration to daily cooking. A gas cooktop, stainless steel benchtop, generous pantry, integrated fridge/freezer, and a raised bench make this space as functional as it is inviting. Two sets of French doors open the room to the outdoors, and a laundry with a toilet sits tucked away to the side.

Across the entrance is the formal lounge - another beautifully detailed room with feature wallpaper and doors opening to the verandah. It has also served as a fourth bedroom in the past, offering flexibility for different needs.

Upstairs, a light-filled landing creates the ideal spot for a daybed or reading nook. The primary bedroom feels like a retreat, complete with ensuite, built-in wardrobe, and its own Juliette balcony. A second spacious bedroom, a third bedroom with clever built-in desk and storage, and a tiled bathroom complete this level.

Over the years, the home has been thoughtfully maintained and upgraded, with an emphasis on quality rather than trend. Extensive insulation - including in the walls - adds to its year-round comfort, supported by a heat pump and a Jetmaster fire that together create a warm, efficient living environment.

Under the house you'll find a workshop and storage area, and a single garage sits at street level. The garden has been shaped with real intention - quiet pockets to sit, space for gatherings, and room for children to explore.

The location is superb. Walk to the city, head up to Roslyn Village, choose from several nearby schools, or take advantage of having Moana Pool just around the corner.

**3 BED | 2 BATH | 1 CAR**

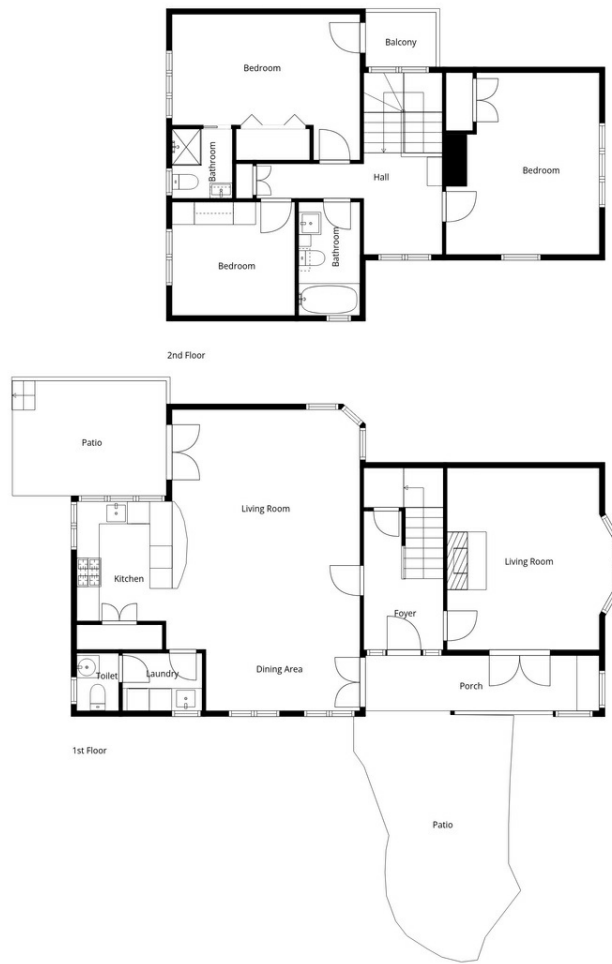
**PRICE:**  
**\$981,230**

**OPEN FOR INSPECTION:**  
**N/A**



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Sizes And Dimensions Are Approximate, Actual May Vary

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.