



10 Roselands Avenue, Frenchs Forest

Green Views, Connected Spaces, and Relaxed Poolside Living

Proudly presented by Nima Aliasgary 0424 999 399 and Sam Mofarah 0434 423 765 of LJ Hooker Alliance Group.

Surrounded by rainforest-like gardens and layered valley outlooks, this quiet (approx.) 752.5 sqm home feels wonderfully removed yet remains remarkably connected to everyday essentials. With tranquil outlooks filtering indoors, open plan kitchen and dining are complemented by a separate lounge room, each extending to a series of interconnected outdoor spaces.

A newly covered plumbed-gas barbecue setting sits among the greenery, while decks, a courtyard and in-ground pool form a relaxed circuit where entertaining naturally moves outdoors. Peaceful accommodation is joined by refreshed bathrooms, including an ensuite to the primary, further enhanced by air conditioning and ceiling fans adding to the home's everyday comfort.

An unexpected hidden wine cellar adds character, alongside a study nook, excellent storage and an oversized garage with plenty of off-

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AUCTION

Sat 10th Oct @ 3:00PM

VIEW

Wed 23rd Sep @ 10:00AM - 10:30AM

AGENTS

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street parking bringing further practicality. Yet for all its sense of escape, Mimosa Public School, Davidson High School and Glenrose Village are all part of the home's walkable setting.

KEY FEATURES:

- View-filled home surrounded by rainforest-like gardens, capturing valley outlooks and remarkable privacy.
- High raked ceilings define the open plan kitchen, dining and family living zones complemented by a separate lounge.
- Galley-style skylit kitchen featuring a long wall of glass overlooking the courtyard, 5-burner gas cooktop, Smeg oven and Bosch semi-integrated dishwasher.
- Lounge with split-system air conditioning opening to a covered balcony and stunning backdrop, the primary bedroom and ensuite complete this level.
- Refreshed bathrooms, main with separate bathtub and shower; secondary bedrooms each feature built-in wardrobes, ceiling fans and individual split-system air conditioning.
- Study nook, wine cellar and updated lighting add everyday practicality, while two decks, a courtyard with a newly covered plumbed-gas barbecue area and an in-ground pool extend living outdoors.
- Oversized lock-up garage plus off-street parking for approximately three additional cars or a boat, complemented by easy-care gardens and a fishpond.
- Walk to Glenrose Village, Mimosa Public School (800m) and Davidson High School (600m), moments from Forestway Shopping Centre.

Estimated Rental Price Per Week: \$1400 - \$1450

Our offices: 29 The Centre, Forestville & 71 Waterloo Street, Narrabeen

- ** If you don't have your finances sorted, just ask us - our Loan Market Mortgage Brokers can assist you! Call us on 9975 HOME to arrange a FREE private meeting.***

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MORE DETAILS

Property ID	9KJ26
Property Type	House
Land Area	752.5 m2
Including	Air Conditioning
	Pool
	Courtyard
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Study Nook
	Valley Views
	cul-de-sac
	Wine Cellar
	Sunroom
	Fireplace

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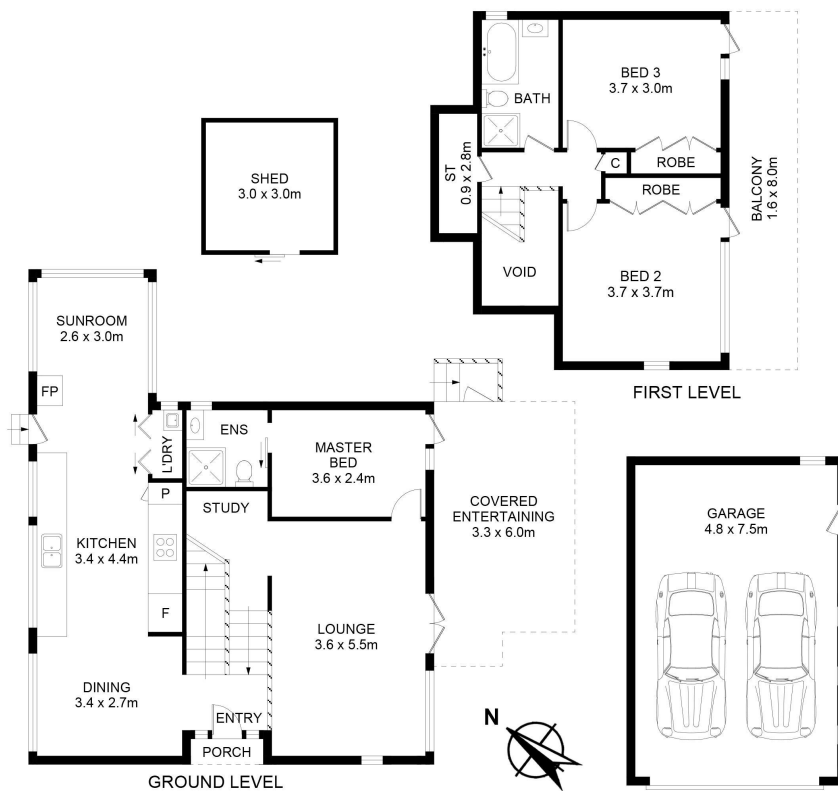
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10 ROSELANDS AVENUE, FRENCHS FOREST

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