

14 Belgium Avenue, Roseville

## A timeless Federation classic in a coveted prestige enclave

Quietly positioned in one of Roseville's desirable east-side enclaves, this beautifully renovated double brick residence pairs a timeless Federation exterior with a serene Japanese-inspired interior, thoughtfully reimaged by its artist-owner with a sensibility reminiscent of Frank Lloyd Wright's connection between architecture and landscape.

Set on an expansive 1,037sqm parcel, the single-level home unfolds with warmth, light and craftsmanship. Soaring ceilings, decorative fretwork, tallwood floors, cedar picture rails and finely crafted architraves honour its original character, while a refined timber architectural language, expressed through a continuous timber datum line, consistent joinery and material continuity, brings cohesion, rhythm and understated sophistication throughout.

The gracious formal living room centres around a handsome fireplace and opens to a deep-set front verandah overlooking sculptural gardens. Further within, open living and dining spaces are wrapped in expansive windows, drawing in natural light and garden outlooks before extending seamlessly to the entertaining deck.

4  2  2 

### AUCTION

Sat 13th Jun @ 1:00PM

### VIEW

Sat 16th May @ 12:30PM - 1:00PM

### AGENTS

Jing Peng  
0424 262 673  
jingpeng@ljhookergordon.com.au

### AGENCY

LJ Hooker Gordon  
(02) 9496 8000

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 **LJ Hooker**

At the heart of the home, a custom timber kitchen features Carrara marble benchtops and splashbacks, Miele appliances, five-burner gas cooktop, extra-wide oven and integrated dishwasher.

Four generous bedrooms include a sun-kissed master retreat with modern ensuite, while two renovated bathrooms feature heated floors, heated towel rails and clean-line finishes, with a deep bathtub and separate shower to the main.

Outdoors, covered and open-air entertaining spaces flow to sandstone steps, level lawns, lush plantings, a conversation fire-pit and a shimmering saltwater pool reflecting soft jade tones.

A separate studio with wet bar offers flexibility as an artist's workspace, home office, guest retreat or poolside cabana. Additional features include carport parking, workshop, cellar storage, ducted reverse-cycle air conditioning and ducted Bravis underfloor gas heating.

Moments from Roseville village, rail, Lindfield shopping, Roseville Park, cinemas and dining, the home is within Roseville Public School catchment and close to leading North Shore private schools including Roseville College.

#### Property Features:

- Timeless Federation home with high ceilings and period detailing
- Light-filled interiors with multiple living and dining zones
- Formal lounge with fireplace flowing to front verandah
- Open-plan living with seamless flow to outdoor entertaining deck
- Custom timber kitchen with Carrara marble and quality appliances
- Four well-sized bedrooms, master with private ensuite
- Main bathroom with bathtub and separate shower
- Beautifully landscaped front and rear gardens
- Sparkling in-ground swimming pool with private, leafy surrounds
- Separate studio with wet bar, ideal as pool house or guest retreat
- Expansive deck, perfect for entertaining with friends and family
- Carport, storage, ducted air conditioning
- Approx. 750m to Roseville Station, 650m to Roseville Shopping Village
- Roseville Public School and Killara High School catchments
- 1.5km to Roseville Public School, 850m to Roseville College, 1.7km to Newington College K-6

#### Outgoings:

Council: \$823 p.q (approx.)

Water: \$231 p.q (approx.)

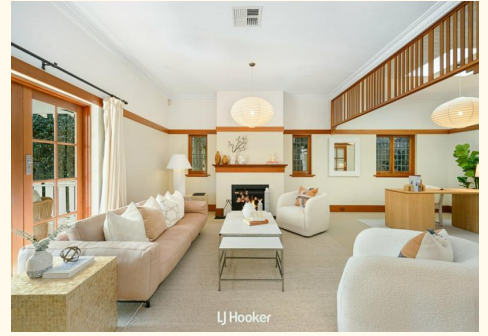
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## MORE DETAILS

Property ID TCGHJX  
Property Type House  
Including Ensuite  
Toilets (2)  
Pool  
Floorboards

**Jing Peng 0424 262 673**  
Principal | [jingpeng@ljhookergordon.com.au](mailto:jingpeng@ljhookergordon.com.au)

**LJ Hooker Gordon (02) 9496 8000**  
Shop 1, 777-779 Pacific Highway, GORDON NSW 2072  
[gordon.ljhooker.com.au](http://gordon.ljhooker.com.au) | [reception@ljhookergordon.com.au](mailto:reception@ljhookergordon.com.au)



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