

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 reimagined 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.

Crowned at its entry by a soaring Dragon statue upon its rooftop, this distinguished domain makes an unmistakable statement of prosperity, cultivated taste, and profound cultural refinement.

Beyond its striking facade, the gracious formal living room gathers around a handsome fireplace before spilling onto a deep-set front verandah embraced by sculptural gardens, offering a serene setting for both intimate retreat and elegant entertaining.

Further within, open living and dining spaces are wrapped in expansive windows, drawing in natural light and garden outlooks

4 2 2

**FOR SALE**  
SOLD UNDER THE HAMMER!!!

### AGENTS

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### AGENCY

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before extending seamlessly to the entertaining deck.

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.

Soaring ceilings, decorative fretwork, tallowwood 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.

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 Brivis 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. 650m to Roseville Station and 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

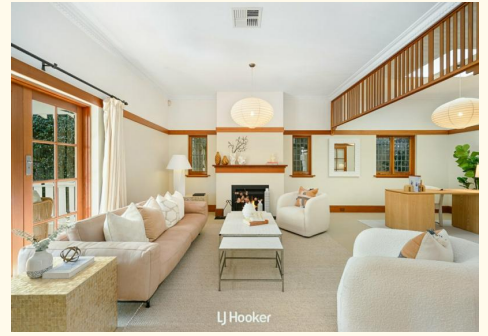
Property ID	TCGHJX
Property Type	House
Land Area	1037 m2
Including	Ensuite
	Toilets (2)
	Pool
	Floorboards

**Jing Peng 0424 262 673**

Principal | [jingpeng@ljhookergordon.com.au](mailto:jingpeng@ljhookergordon.com.au)

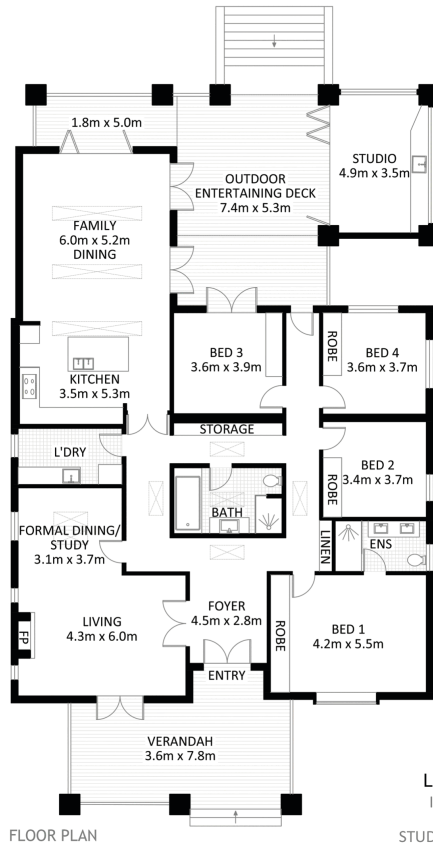
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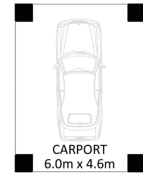




SITE PLAN



FLOOR PLAN



AT FRONT



LAND SIZE APPROX. 1,037m<sup>2</sup>  
 INTERNAL AREA APPROX. 222m<sup>2</sup>  
 EXTERNAL AREA APPROX. 80m<sup>2</sup>  
 STUDIO & CARPORT AREA APPROX. 45m<sup>2</sup>  
 TOTAL AREA APPROX. 347m<sup>2</sup>

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Disclaimer: Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.

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