



60 Clanville Road ROSEVILLE, NSW

5 bed | 3 bath | 3 car

## Sold By Craig Marshall & Jessica Liu Modern Elegance in a Premier Walk to Rail

Meadowbank Designed home with an emphasis on space and scale, this residence is modern, elegant and stylish, delivering a floor plan that is intuitively laid out and offers exceptional family living and entertaining. Superb design sees separate formal zones complemented by expansive open plan casual living areas and a stylish gourmet kitchen with direct line-of-site over the pool. A wealth of accommodation includes the option of a study, 6th bed or guest plus a grand master retreat. Set amidst generous manicured lawns and gardens, its positioning is prime, just steps to Roseville Park, tennis courts and caf- and walking distance to the village and rail.

- North-facing backyard, East Lindfield and Killara High School catchment
- Sensational double height entry with a sweeping staircase
- Gracious and spacious formal lounge and dining with fireplace
- Quality stone topped gourmet gas kitchen, European appliances
- Double ovens, breakfast bench, kitchen overlooks the pool
- Casual dining, generous casual living, expansive family room
- Living spaces open directly to the large covered alfresco terrace
- Garden terrace, child-friendly lawns, pool and spa, gazebo
- Luxury master suite with multiple robes and large spa ensuite
- Generous bedrooms all with robes, office/6th bed, ducted a/c

## Craig Marshall

m: 0410 699 688

t: 02 9061 3175

e:

**Jessica Liu** [jessica@themarshallgroup.com.au](mailto:jessica@themarshallgroup.com.au)

m: 0481 557 789

u: 02 9061 3175

e:

[jessical@themarshallgroup.com.au](mailto:jessical@themarshallgroup.com.au)

u