



# “ROWARDENNAN”

5 Warrawee Avenue, Warrawee NSW 2074



### **Location**

ROWARDENNAN is a significant landmark Residence, situated in one of the finest streets, in the exclusive leafy suburb of Warrawee with a short walk to the station, private schools and shops.

### **The Residence**

Blissfully quiet and utterly private, the home has been fastidiously renovated for modern day comforts. Meticulously maintained with attention to detail including quality fixtures and fittings. Decorative cornices and ceilings, Cedar doors, reverse cycle air conditioning, polished Jarrah and Oak parquetry floors and back to base security system. Comprising an entry foyer, a powder room with hand painted French accessories, a formal lounge with two open fire places, separate banquet dining room with open fire place, a second family room with bevelled glass French doors opening on to a covered veranda with views across a terrace of level lawns



overlooking the pool. At the opposite end of the home is a brand new Caesar stone European kitchen and huge family living with casual dining opening on to a sun drenched courtyard. At the far northern corner of this magnificent residence is a cabana, wet bar and sauna complex with a bathroom and newly surfaced sparkling pool, just perfect for corporate entertaining. Butler's pantry, library, Four bedrooms, main with parents' retreat and ensuite, four bathrooms, billiard room/home theatre, double lock up garages with auto doors and gated entry. Multiple guest parking in the grounds.





### View

As advertised or by appointment.

### Enquiries

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### The Property

This unique offering provides a rare opportunity to acquire an estate of historic significance. Built around 1913 and positioned at the end of a gravel driveway with hedged corridors, lights and statues, the home exemplifies splendour and architectural mastery by renowned architect B.J. Waterhouse who also designed 'Tulkiyan' and 'Nutcote' - the home of author May Gibbs. Perfectly positioned on approximately 2,313 square metres of exquisite gardens, the property sprawls amidst birdsong, palm trees, Koi ponds, camellias, azaleas and northerly sun and yet only approximately 40 minutes drive from the CBD.

