

## Quintessential Family Home with Rear Studio and Swimming Pool



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**46 Phillip Street, Roselands**

**Auction - Guide \$1,400,000**

A clever transformation has turned this classic cottage into a quintessential family home of contemporary sophistication and refined elegance. Past the picturesque white picket fence and landscaped gardens, you're called into a lovely single level layout exuding a warm, welcoming and airy atmosphere.

Flowing freely from space to space, the central lounge and dining domains integrate with a high quality kitchen, while also spilling out to an easycare backyard. Entertaining year-round is effortless here, as a sun soaked backyard leads to a covered meals area and swimming pool that the entire family can enjoy.

Alongside three generous and well appointed bedrooms, the residence offers a separate studio, office or teenager's retreat at the rear. Situated in an unbeatably convenient address, you're only moments between a range of local villages, train stations, Roselands Shopping Centre, parks and great schools.

- Open social centre flows across designated living and dining zones
- Polished walnut toned timber floors complement chic ornate cornices
- Gourmet kitchen flaunts polished stone benchtops and modern appliances

**Property ID:** L35448395

**Property Type:** House

**Garages:** 2

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- Relaxed paved backyard welcomes low maintenance family entertaining
- Covered alfresco patio, sun soaked swimming pool framed by greenery
- Three bedrooms feature mirrored robes, fans and plantation shutters
- Rear retreat with air conditioning and flexibility as office/teens hangout
- Stylishly tiled bathroom hosts sleek black shower framing and tapware
- Mud room adjoins high end laundry/second bathroom with rain shower
- Side driveway access through to off street parking secured by gates