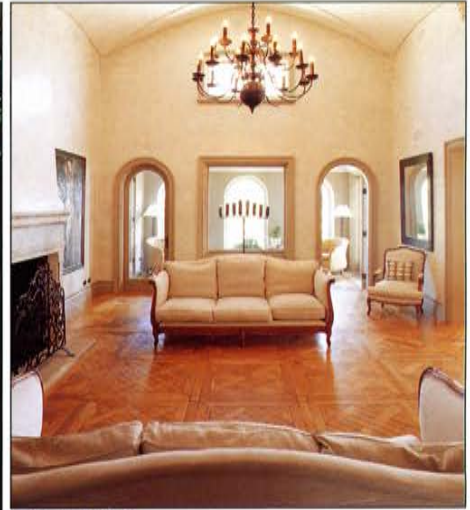
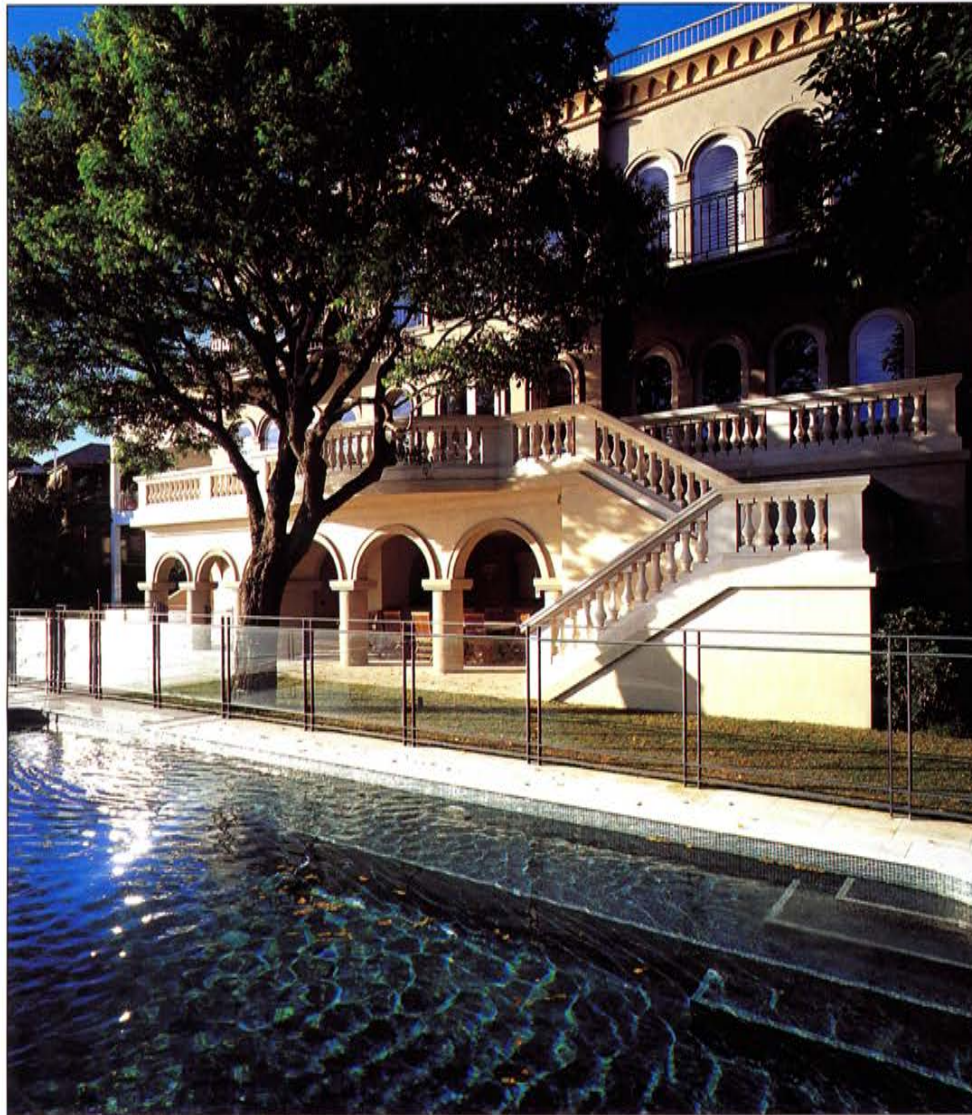


'VILLA FLORIDA' 12 TIVOLI AVENUE, ROSE BAY



One of Sydney's most significant waterfront villas ... Reminiscent of a luxurious Venetian Palazzo

Commanding sweeping views across the waters of Rose Bay, then over the city skyline, to the Opera House, Bridge and across Sydney Harbour to the North Shore, the 'Villa Florida' couples convenience with a standard of living equal to the best in the world. Representing a substantial landmark from the harbour, yet almost hidden from passers by, this executive mansion is peaceful, private and secure.

Steeped in the Moorish ambience and romantic splendour of its Spanish Mission origins, the 'Villa Florida' is an exceptional residence for entertaining on a lavish scale.

Vast and elegant interiors offer many extraordinary architectural features and minute attention to detail in its appointments.

- Grand reception area • Drawing room • Formal dining room with its own kitchen • Casual sitting and dining areas with 2nd stunning kitchen
- Billiard room-cum-library • 5 Bedroom suites (each with dressing room and ensuite bathroom) • Study • 2 Guest powder rooms • Loggia with additional kitchen for outdoor entertaining • Internal laundry • Mosaic-tiled swimming pool • Landscaped courtyard • Terraced gardens meandering down to the harbour's edge • Vast roof-terrace • Double garage (internal access) • Off-street parking for 2 additional cars • Video-intercom • Security alarm • Reverse cycle air conditioning • Integrated sound system • Self-contained accommodation

A home of this calibre rarely becomes available.

Inspect By Appointment: Tuesday & Friday 1.30pm – 2.30pm

Auction: 6.30pm, Tuesday 23 May 2000, Ritz-Carlton Hotel, 33 Cross Street, Double Bay

Co-Agent: Richardson & Wrench Double Bay Michael Dunn or Sally Hampshire 0414 407 415

Details: Bart Doff or Jane Ashton 0414 414 453

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