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## Villa Victoria , Sydney

### LUXURY MODERN VILLA WITH PANORAMIC VIEWS

Exceptionally located in a prestigious Bellevue Hill address, this villa has a glorious 180-degree views across Rose Bay to Manly. Conveniently situated within walking distance to local parks and Rose Bay, with connections to Bondi Junction and the CBD right at your doorstep.

Featuring an impressive alfresco balcony overlooking Sydney Harbour, BBQ area downstairs with swimming pool and wet bar, ideal for the summer. Enjoy open plan lounge and dining area, large fire place, double kitchen with gas cooking. All bedrooms contain built-in robes and ensuites with reverse cycle air-conditioning, master suite with spa.

### LAYOUT

#### INDOOR:

- Bedroom 1 : Master Bedroom with Queen size Bed and ensuite with spa and make up area and separate shower and toilet.
- Bedroom 2 & 3 : Queen size Beds and ensuites
- Bedroom 4 : Double and Queen bed
- Separate full functioning modern kitchen
- Powder room off the spacious lounge room

#### ADDITIONAL :

- Self-contained granny flat
- Bedroom : Queen size Bed + a spare double mattress.
- Kitchen
- Bathroom

#### OUTDOOR:

- Top floor outdoor area with luxury lounges seating
- Swimming pool
- Fantastic Cabana BBQ area with quality outdoor furniture
- Sun lounges
- Double lock up garage

### FACTS

Prices from: upon request  
Sleeps: 6 - 12 Guests  
6 bedrooms

### SERVICES INCLUDED

Concierge service

### DISTANCES

Airport: Sydney Kingsford Smith International Airport , 25 minutes by car  
Town: 15 minutes by car  
Beach: 10 minutes by car

### PROPERTY FEATURES

TV  
Wi-Fi  
Pool  
Parking  
Seaview

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