



*The*  
**ROSE**  
BY MORAN



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## THE ROSE BY MORAN

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### LUXURY INDEPENDENT LIVING

This stunning collection of 34 distinguished residences sits alongside one of Wahroonga's most prominent heritage mansions, surrounded by established, leafy gardens in a secure and private environment.

Exclusive, resort-style facilities are combined with an extensive range of first class amenities and services to ensure you experience the highest standard of living together with the greatest level of personal well-being and happiness.

Enjoy your life the way you choose, in a luxurious and private environment that inspires an active, meaningful and socially engaged life.



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## A HISTORY OF THE HIGHEST STANDARDS

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The history of Rosemorran dates back to the late 1800s when it was considered the Grand Dame among the other Federation mansions in the area. Today, 'The Rose by Moran' continues this legacy as the foremost collection of luxury independent living residences on the Upper North Shore.

This stunning heritage mansion provides beautiful and elegant social and private spaces that feature soaring ceilings, marble fireplaces, stained glass windows, exquisite original cedar staircase, grand rooms, and wide, generous verandas with original, carved timber balustrades, all meticulously restored to the highest standards.

The impressive entrance through the black wrought iron security gates approaches the property via a traditional curved red gravel driveway, surrounded by lush gardens and flowerbeds, numerous established trees, manicured lawns, and beautiful water features, which are for you to enjoy at your leisure.

This remarkable marriage of a grand heritage mansion together with contemporary, spacious, light-filled apartments provides the highest standard of living today for you and your loved ones.

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## DESIGNED BY A VISIONARY

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A LEADING NAME IN AGED CARE AND HEALTH CARE IN AUSTRALIA, DR SHANE MORAN, IS BRINGING A NEW STANDARD TO INDEPENDENT LIVING.

Dr Moran's industry renowned group, Provectus Care, draws on the Moran family's 60 year history of owning and operating hospitals, aged care and senior living facilities across Australia and into the Asia-Pacific, to deliver the highest level of expertise and specialist care to their residents, while maintaining a level of luxurious, high-quality lifestyle that is second to none.

With a commitment to redefining independent living, together with a lifelong passion for Australia's wonderful heritage buildings, and his early childhood ties to Wahroonga Village, Dr Moran is extremely proud of his involvement in the meticulous transformation of this grand property into a stunning example of luxury independent living at its pinnacle.

To bring forth his vision for this extraordinary property Dr Moran has partnered with those that represent the highest standards in their fields. These include the award winning firm Antoniades Architects, who bring to this project a wealth of experience in design and delivery of seniors living developments across Australia, together with Coco Republic, who are renowned for delivering some of the most beautiful and exceptional interiors across the nation. Dr Moran, together with these other influential industry leaders, sets a benchmark for seniors living in Sydney as a premier residential address integrating clever design, exceptional amenity, and luxurious communal spaces.



“The Rose is luxury independent living of the highest standard – designed to celebrate its wonderful heritage while providing modern and sophisticated living in a welcoming environment that encourages and fosters social connections.”

*Dr Shane Moran, founder of Provectus Care.*

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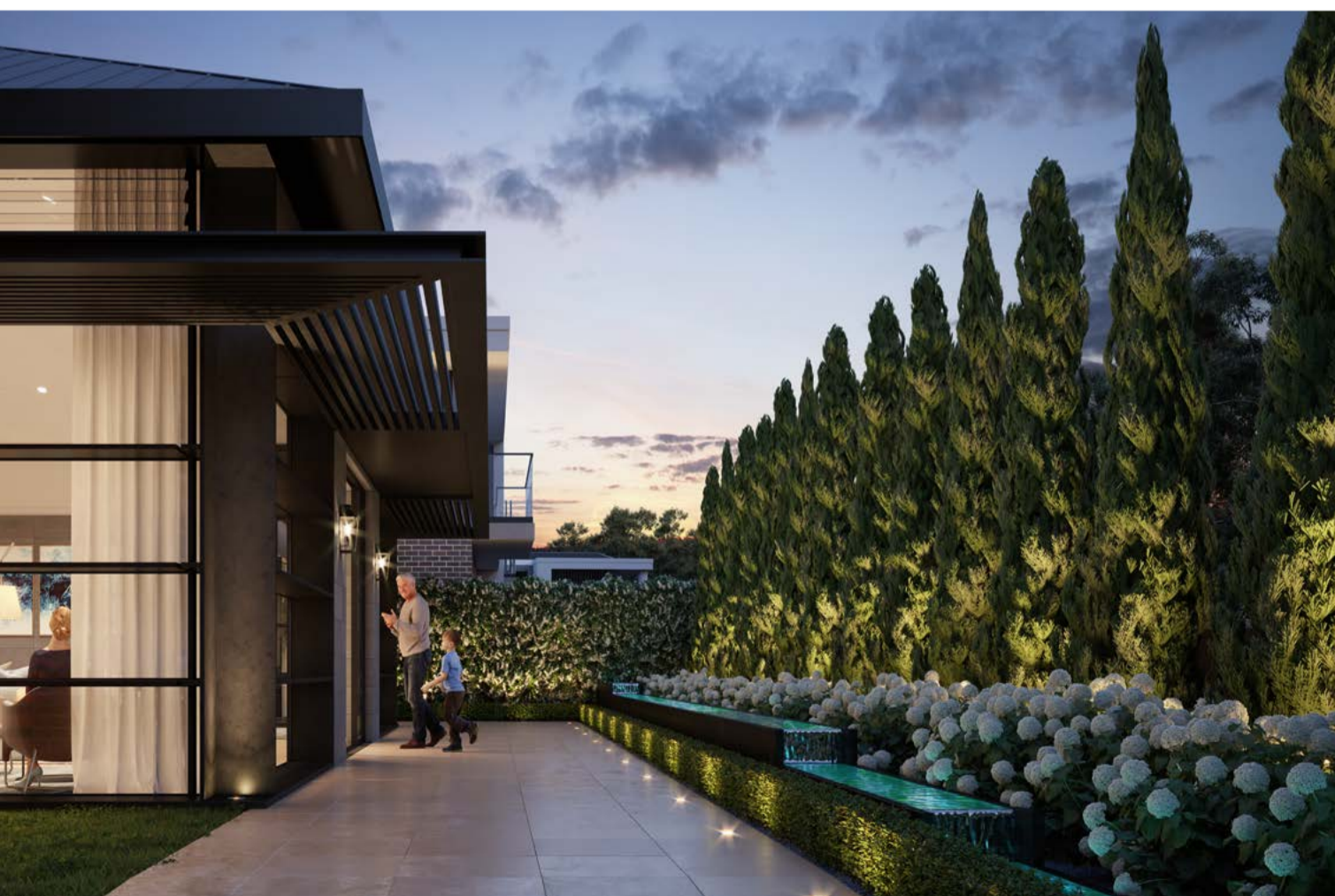
## THE PERFECT WELCOME HOME

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There's nothing quite like a grand entrance. Here, it's exceptional and guaranteed to impress. Secure and spacious, with a concierge on hand, a five-star welcome awaits you and your guests as you enter the stunning conservatory.

This warm, welcoming grand room features professionally designed interiors, with a large fireplace, generous seating and space to mingle and relax.

Your arrival is complete with secure basement parking and direct lift access to your front door.





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## SPACES TO SOCIALISE AND CONNECT

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Whether you are meeting friends in the club lounge, watching a sporting event in the bar area, holding a special celebration for your family and friends in the dining room, or simply crossing paths with your neighbours in the conservatory, these beautifully appointed spaces are always a hive of activity and friendly conversation for residents and their guests to enjoy at any time of day.



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ENJOY THE FINER  
THINGS IN LIFE  
EVERYDAY

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Choose to enjoy any one of the stunning formal rooms throughout this grand mansion; share an intimate morning tea, retreat with a great novel, challenge your neighbour to a game of chess or perhaps attend a music recital.





## FIRST CLASS AMENITIES AND SERVICES

Experience the best life has to offer with five-star hotel style amenities and access to quality services and premium health support only a phone call away. Have peace of mind knowing that assistance is there if you need it for yourself or your loved ones.



Concierge



Wine Cellar



Dining Facilities



Hair Salon



Pool / Spa



Private Gardens



Pet Friendly



Library



24 Hour Support



Music Room



Parking



Cinema



Security



Private Shuttle



Gym / Sauna



Home Maintenance



Homecare Services



Consulting Rooms



Bar & Club Room



Function Rooms



Men's Workshop



DESIGNED FOR A LIFE OF LUXURY - EXQUISITELY  
APPOINTED WITH THE FINEST INCLUSIONS



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## STUNNING MODERN LIVING

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Each of the 34 two and three bedroom residences have been meticulously designed to offer contemporary, fresh and highly functional spaces with ample storage and a considered layout.

Spacious and full of natural light, the generous living and dining areas spill out onto expansive outdoor-living balconies or terraces that overlook the green, leafy surrounds and provide for the perfect entertaining areas.

The kitchens feature premium Caesarstone bench tops and splash backs paired with timeless tap ware and the stream lined integration of state-of-the-art Miele appliances.

The use of warm textured materials such as stone, oak timber flooring and the fresh modern tones of the finishes provide a stylish and flexible palette for you to tailor to your individual taste.





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## YOUR PRIVATE SANCTUARY

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Generous in size, well-ventilated and light-filled, each bedroom is wonderfully welcoming. With high ceilings and 100% wool carpet underfoot, they make a beautiful retreat at any time.

Designed to make storage as effortless as possible, your master bedroom comes complete with ample walk-in-wardrobes or large built-in spaces to keep your belongings in order and easy to access.

Streamlined, smart and spacious, each bathroom features premium Caesarstone vanities and quality fittings with elegant results.



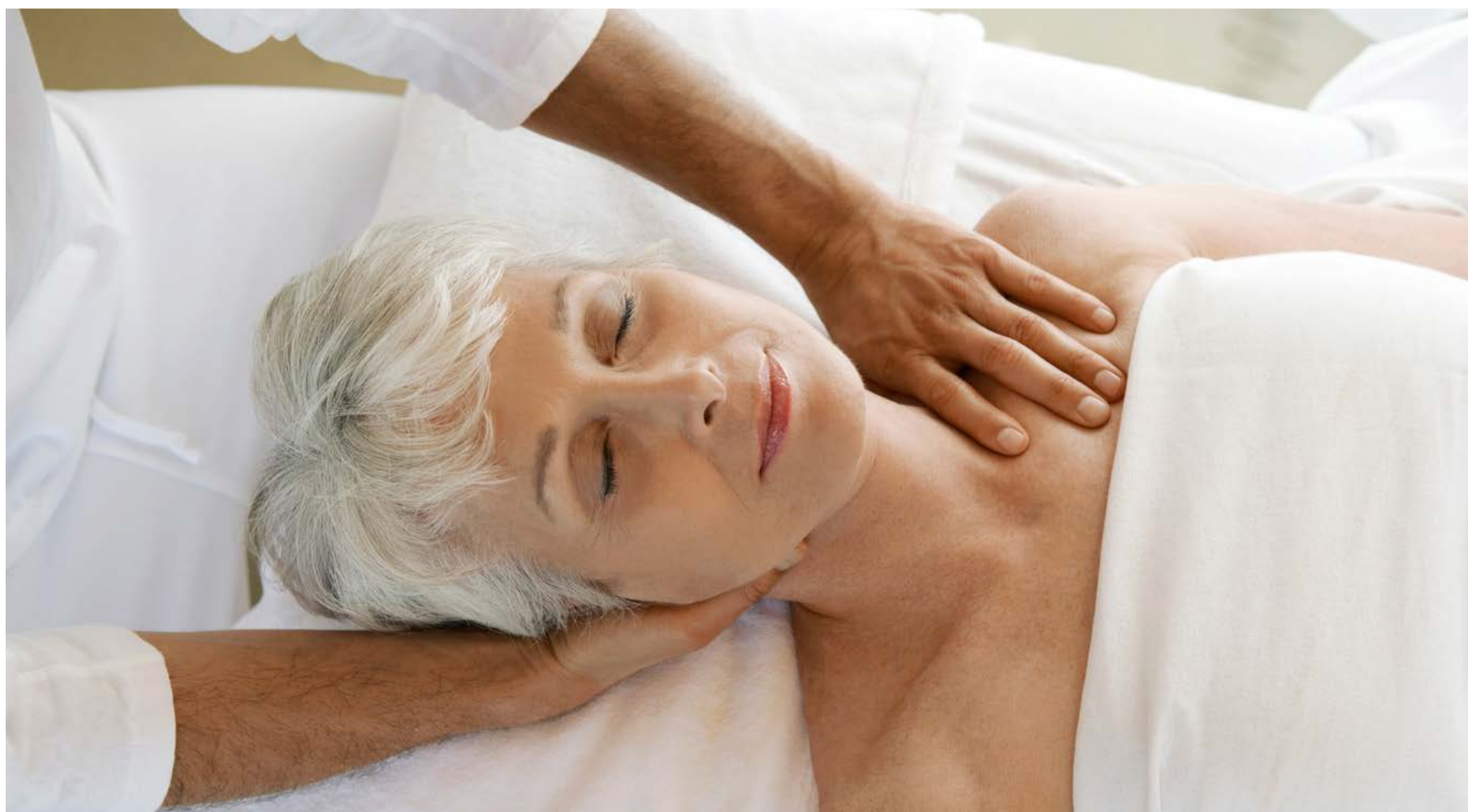
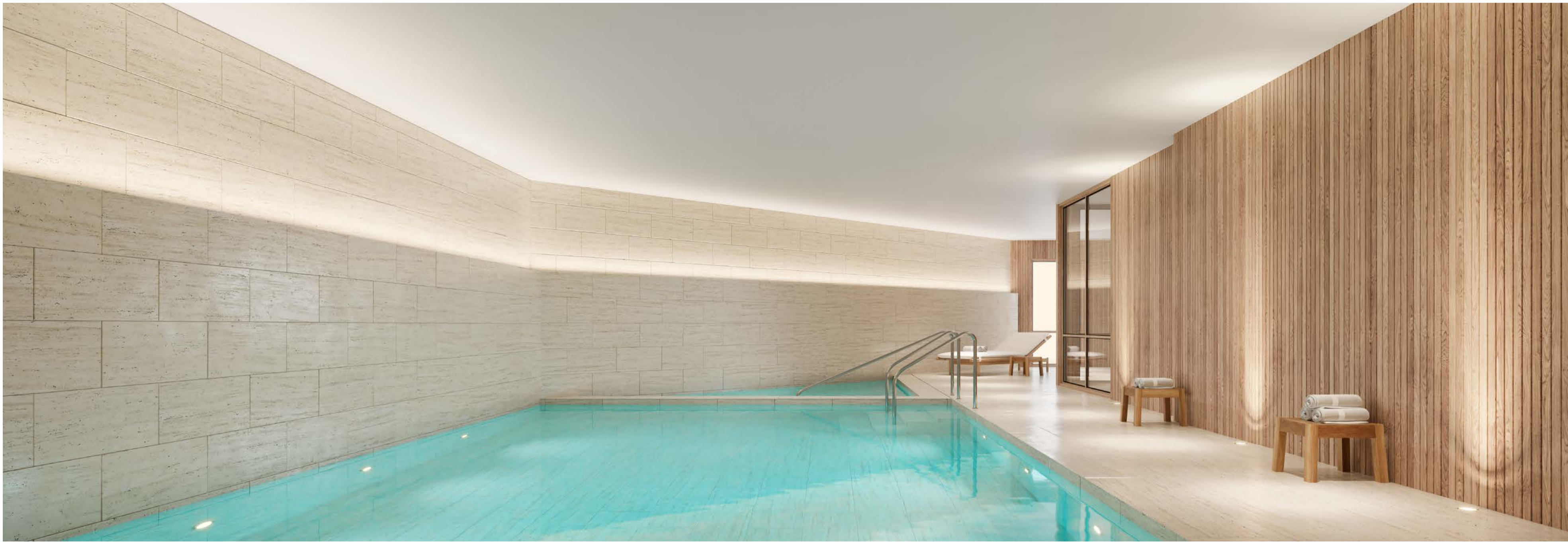
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## EXPANSIVE INDOOR-OUTDOOR SPACES FOR ENTERTAINING FAMILY AND FRIENDS

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Every residence embraces a strong connection to the green, natural surrounds. Deep, wide balconies, expansive all-weather decks or lawn covered terraces provide the ideal spaces for enjoying a BBQ or a long leisurely lunch.

Your beloved pet will love the green spaces, while the grandchildren will have room to run and play.



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## EXPERIENCE NEW LEVELS OF PERSONAL WELLBEING

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The beautiful pool and spa setting is the ideal place to relax and unwind after a few laps. Then treat yourself to a rejuvenating massage in our therapy rooms, or a well-deserved pampering session at the hair salon.

Your health and happiness is our first and foremost priority and there is an extensive range of first class facilities, exercise options and wellness services to keep you and your loved ones active, healthy and vibrant.

- Anti-Ageing Seminars (Mind and Body)
- Consulting Suite for visiting GPs / Health Professionals
- Massage and Therapy Room
- Heated salt-water pool and spa / Infra-red sauna
- Pilates / Yoga / Meditation classes
- Fitness Centre / Gym with access to your own Personal Trainer
- Home-care services available on demand
- All Residences with 24 hour Emergency Monitoring System



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## EXCEPTIONAL LIVING

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### LIVE YOUR LIFE THE WAY YOU CHOOSE

You have the freedom to be as social or as private as you prefer, in this vibrant, engaged and respectful community. The extensive range of premium activities available to you include;

- Music Classes and Recitals
- Vegetable Gardening - "Green Thumb Brigade"
- Movie Nights in the State of the Art Cinema
- Group Entertaining and Function areas
- Cooking Classes in the Chef-designed Kitchen
- Chess and Bridge tournaments
- Football Nights in the Club Room/Bar on large-screen TV
- Professional Interior Design Tutorials
- Mentoring Youth Programs
- Wine Tastings in the Temperature Controlled Cellar
- Art and Cultural Excursions to Theatres and Galleries
- Partnerships with Local Sporting and Community Clubs



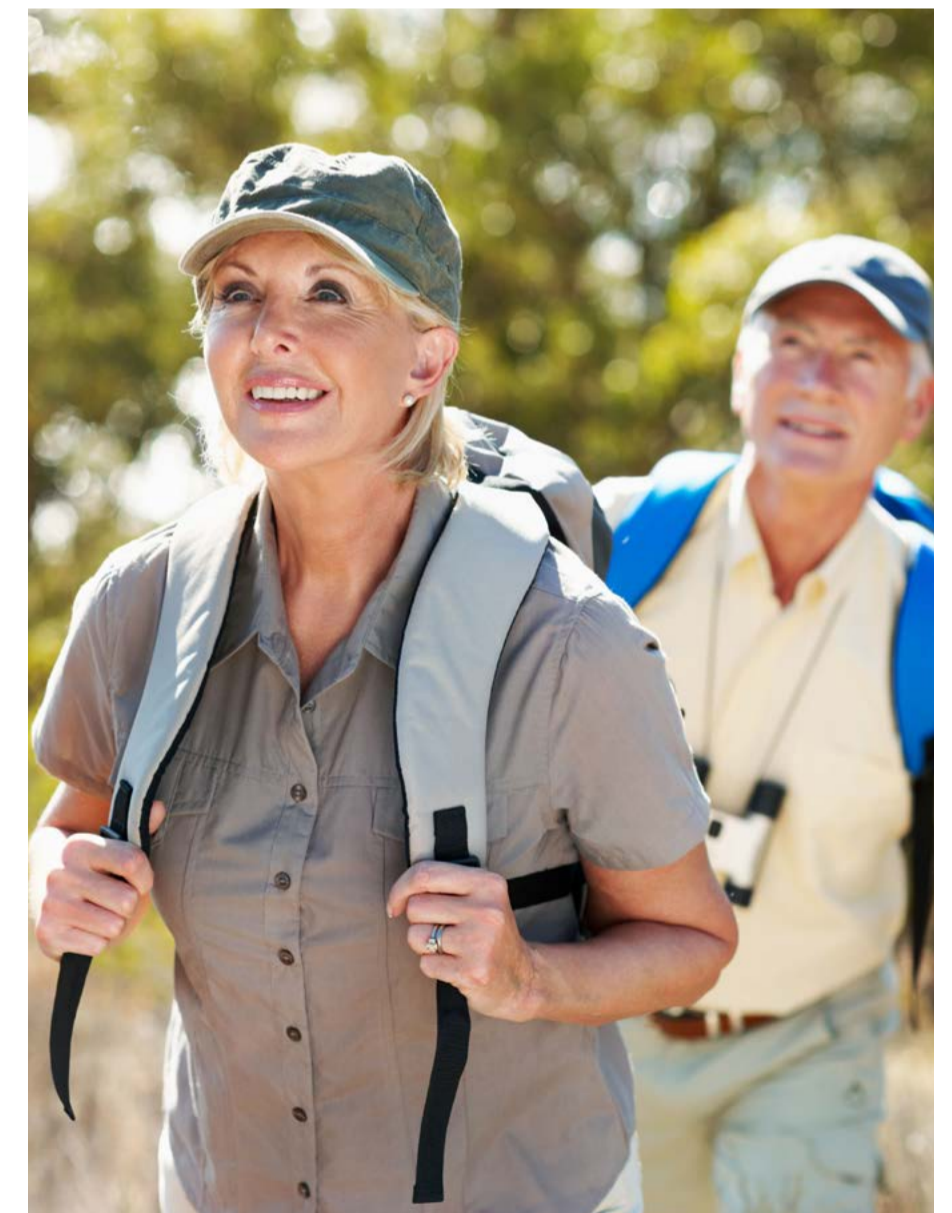
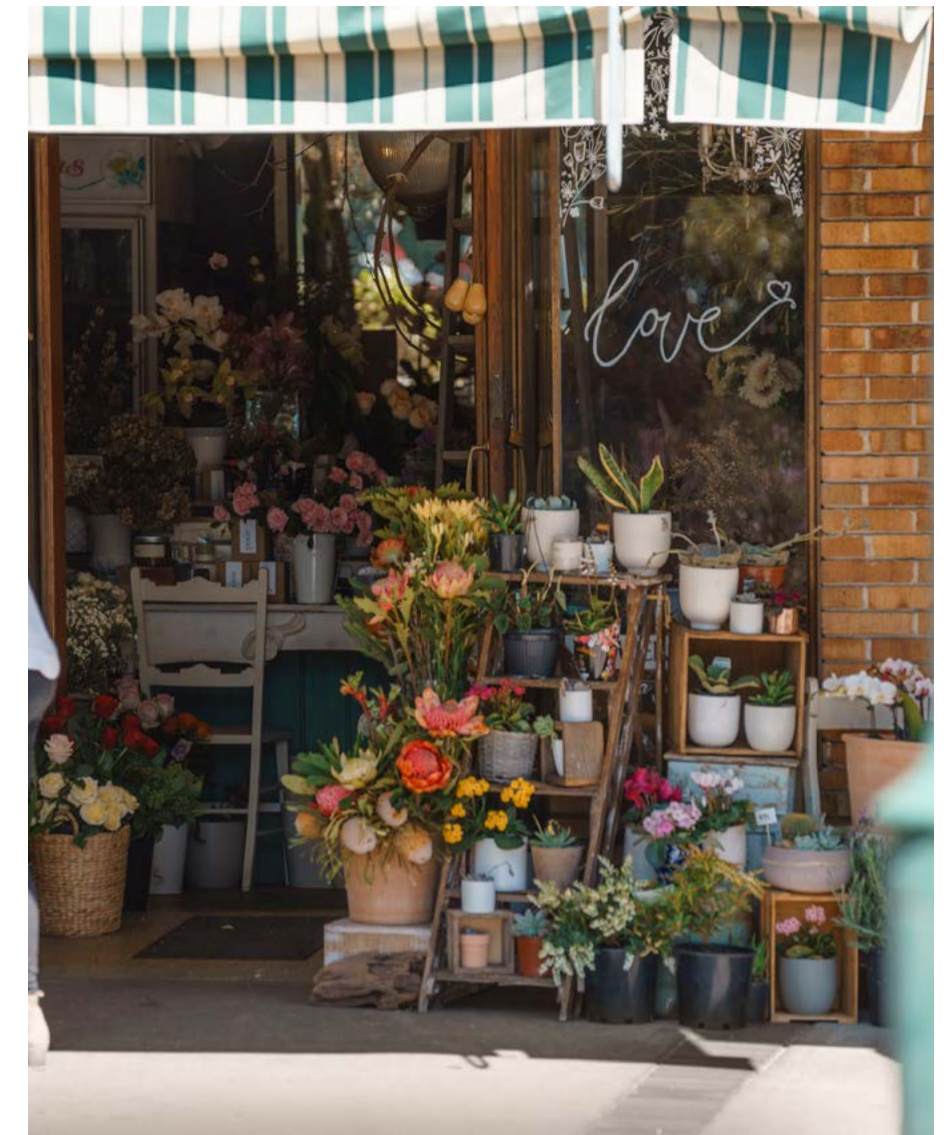
The Butchers Block



## A VILLAGE LIFESTYLE

WITH LEAFY STREETS, NUMEROUS PARKLANDS AND OUTDOOR LEISURE AREAS AND AN ABUNDANCE OF BUSTLING CAFES AND BOUTIQUE SHOPS, WAHROONGA OFFERS SOMETHING SPECIAL FOR EVERYONE.

You will be torn between the many local options; some of Sydney's best golf courses are only a short drive away, or your yacht may be moored on the nearby Hawkesbury River ready for an afternoon sail. Maybe you will spend the day exploring Kur-Ring-Gai Chase National Park or perhaps you prefer a delicious outing with family and friends to the much loved Butchers Block Cafe, or pick up a gourmet picnic hamper from the local delicatessen to enjoy in one of the many picturesque parks.



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# WAHROONGA VILLAGE

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## MINUTES FROM THE THINGS YOU LOVE

### GOURMET CAFES

- 1 Cedarwood Cafe
- 2 The Butcher's Block
- 3 Pastadelli
- 4 Cafe Patina

### BOUTIQUE SHOPPING

- 5 IGA Wahroonga
- 6 Wahroonga Village Centre

### PARKS & RECREATION

- 7 Wahroonga Park
- 8 The Glade Reserve
- 9 Grace Cossington Smith Gallery
- 10 Abbotsleigh Aquatic Centre

### SCHOOLS

- 11 Abbotsleigh School
- 12 Knox Grammar School

### HEALTH SERVICES

- 13 The San Hospital
- 14 Wahroonga Family Medical Practice

### TRANSPORT

- 15 Wahroonga Train Station
- 16 Wahroonga Station Bus Stop

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## HEART OF THE UPPER NORTH SHORE

- 05 min drive to Sydney Adventist Hospital
  - 09 min drive to Ku-Ring-Gai Chase National Park
  - 10 min drive to Westfield Hornsby
  - 12 min drive to Pymble Golf Club
  - 25 min drive to Bobbin Head Marina
  - 38 min drive to Sydney CBD
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