

AVONA

A FIRST-CLASS ELEGANT, and COMMODIOUS VILLA RESIDENCE,

containing about twenty rooms. Beautiful garden, grounds, LAWNS, &c. about 2 acres,

GLEBE POINT ROAD, adjoining STRATHMORE,

THE FAMILY RESIDENCE OF Sir GEORGE WIGRAM ALLEN,

MILLS and PILE have received Instructions to sell by AUCTION, at the LAND SALE ROOMS, 194, PITT- STREET, opposite the POST OFFICE, on TUESDAY, November 19, at 11.30 prompt,

All that MAGNIFICENT PROPERTY, known as AVONA, situated on the GLEBE POINT ROAD, at the corner of AVON-STREET, and containing by admeasurement 2 acres, on which is erected a

MOST COMMODIOUS FAMILY RESIDENCE,

replete with every possible appliance and convenience for

DOMESTIC COMFORT that money can procure

THE BUILDING is of modern construction, most

FAITHFULLY and SUBSTANTIALLY BUILT,

having a beautiful LAWN, FLOWER GARDEN, and CAB- BAGE DRIVE to the FRONT ENTRANCE, which has handsome portico and verandah of 50 feet, with commanding entrance hall 18 feet 6 inches x 16 feet 9 inches, giving access to the NOBLE ROOMS on the GROUND FLOOR, and likewise the Grand Polished Cedar Staircase. The dimensions of the rooms are as follows:-

HANDSOME DRAWING-ROOM, 26 feet by 19 feet

DINING-ROOM, 21 feet x 19 feet

OCCASIONAL ROOM, 18 x18 feet

READING-ROOM. 12 feet 4 inches x 16 feet 8 inches

STORE LINEN CLOSET, 10 feet x 6 feet

LIBRARY, 12 feet, 7 inches X 12 feet, 3 inches

MAIN ENTRANCE HALL, 14 feet x 17 feet, with handsome

CEDAR STAIRCASE leading to

SPACIOUS LANDING 20 feet x 9 feet 3 inches.

On the first floor-

No. 1 BEDROOM, 18 feet 8 inches X 20 feet 8 inches

DRESSING-ROOM adjoining, 13 feet 6 inches x 7 feet 8 inches

BATHROOM and W. C., with plunge-and shower bath, 11 feet 9 inches x 12 feet 8 inches

With HOT and COLD WATER SUPPLY laid on, and W.C. adjoining.

LINEN STOREROOM, 7 feet 3 inches x 5 feet with shelving

No. 2 BEDROOM, 16 feet 3 inches x 18 feet 9 inches

No. 3 ditto, 12 feet 8 inches x 12 feet 1 inch

SECOND FLOOR.

No 4 BEDROOM, 18 feet 9 inches x 9 feet 4 inches

No 5 ditto, 18 feet 8 inches x 18 feet 11 inches No 6 ditto, 24 feet 9 inches x 9 feet 4 inches No. 7 ditto, 20 feet x 19 feet 2 inches

No. 8 ditto, 16 feet 8 inches x 12 feet 6 inches

The GAS is laid on to every room in the house, the whole of which are VENTILATED on the most APPROVED PRINCIPLES. THE DRAWING-ROOM open out on to a MAGNIFICENT VERANDAH 60 feet x 7 feet 6 inches, FITTED WITH SHIFTING BLINDS and GAS-BURNERS, overlooking the MAGNIFICENT GARDEN, TASTEFULLY laid out and PLANTED with choicest of HORTICULTURAL GEMS of flowers and flowering shrubs, in the centre of which is a BEAUTIFUL FOUNTAIN,

CROQUET LAWN, and BOWLING GREEN, TWO GLASS CONSERVATORIES, HOT HOUSE, and TWO FERNERIES, with brick furnace, &c. connected.

THE CUISINE ARRANGEMENTS are PERFECTION.

The Kitchen, 23 feet 9 inches x 21 feet 6 inches has a CEMENTED FLOOR, FIRST CLASS COOKING STOVE, with every convenience. The SCULLERY adjoining & well fitted in every respect.

THE STORE ROOM is most conveniently situated, with ample accommodation.

THE CELLARS in the BASEMENT are not to be surpassed for temperature, and THE STABLING arrangements consist of FOUR-STALL STABLE, DOUBLE COACHHOUSE, GIGHOUSE, BARN ??? room (properly fitted), MAPS ROOM, &c.

Detached from the house is an excellent ?????????????????? Terms or Cash.