
31 Nepean Highway



31 Nepean Highway
Elsternwick, August 1994

Location

31 Nepean Highway ELSTERNWICK, Glen Eira City

Municipality

GLEN EIRA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO48

Heritage Listing

Glen Eira City

Statement of Significance

Last updated on -

"Roseneath" at 31 Point Nepean Road is a bi-chromatic Italianate villa built for William Millar in 1874. It is aesthetically and historically important.

"Roseneath's aesthetic value derives from its survival as a substantially intact bi-chromatic brick villa, distinguished by the symmetrical north and south facing bays and by its spacious grounds. Its historical value rests on its comparatively early date and link with Shire councillor William Millar. The choice of bi-chromatic brick, which was highly fashionable at the time, is also of note. "Roseneath" compares with "Cumbernauld" (pre 1872)

at 504 Hawthorn Road and "Glenmoore" (1870) at 1 St Georges Road.

Heritage Study/Consultant	Glen Eira - Caulfield Conservation Study, Andrew Ward, Architectural Historian, 1994;
Other Names	"Roseneath" (1904),
Hermes Number	35531
Property Number	

Physical Description 1

An imposing Italian villa in bi-chromatic brick with slated hipped roof, symmetrical single fronted facade, north and south facing bays and cast iron verandah with coupled columns and bluestone plinth to verandah.

Physical Description 2

Integrity: Good, chimneys intact, lions heads to former cast iron gutters in situ, large allotment to Nepean Highway.

Physical Description 3

Condition: good

Historical Australian Themes

Pre-Boom residential development.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>