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## 69-71 Balaclava Road



69-71 Balaclava Rd  
Elsternwick, 1994

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### Location

69-71 Balaclava Road CAULFIELD NORTH, GLEN EIRA CITY

### Municipality

GLEN EIRA CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO07

### Heritage Listing

Glen Eira City

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### Statement of Significance

Last updated on -

"Nettalie" is understood to have been built prior to 1871 and has local importance as an early residence in Caulfield North demonstrating the settlement of the area by Melbourne's gentry and having architectural distinction for its fretted barges in the Carpenters' Gothic manner. This importance is enhanced by the villa's intact state and the mature plantings in the front garden.

Heritage Study/Consultant	Glen Eira - Caulfield Conservation Study, Andrew Ward, Architectural Historian, 1994;
Other Names	House, "Nettalie" (1899),
Hermes Number	35574
Property Number	

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### **Physical Description 1**

A single storeyed symmetrical stuccoed villa with recessed hip roofed central section with bell cast, cast iron verandah and flanking pavilions with bayed windows and distinguishing fretted barges. The roof pitch is shallow giving an appearance to the pavilions characteristic of the mid Victorian period. The interior spaces with stained glass screen to the hallway are intact.

### **Physical Description 2**

Integrity: Good, rear additions to accommodate music room, mature plantings in garden.

### **Physical Description 3**

Condition: good

### **Historical Australian Themes**

Pre-boom residential development. Caulfield as a location for Melbourne's gentry

*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/>*