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# REAL ESTATE

THE AGE CLASSIFIEDS PHONE 604 1144

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## Refurbished rum smuggler's mansion

**S**EBROF at 514 Orrong Road, Armadale, represents the peak in splendid Melbourne mansions that were built during the boom-time last century.

It was built in 1882 for prosperous businessman Sir Charles Forbes and its 16 rooms showed its owner's wealth and status.

Eleven Grecian statues holding lighted amphoras and eight marble columns lined the hall.

Even the name related to his own. Sebrof is Forbes spelt backwards.

However, the house also had two towers which were not only for show.

Such features were usually part of a merchant's house as they needed a vantage point from which to see ships sailing through the heads.

The first to meet the ship often had first choice of the goods.

One of Sebrof's towers was more elaborately fitted than most — the four-storey tower over the entrance had two observation floors from which the city, mountains and Port Phillip Bay could be seen.

The story goes that Sir Charles ran an illegal rum smuggling business in the colony for some time and, with the help of a periscope and flashing light, was able to show boats where to unload safely.

The periscope is a curio that remains in the house.

It has been extensively refurbished and updated in the last 10 years after a research project which included finding authentic light fittings and appropriate Victorian-style wallpapers and fabrics from overseas.

An artisan spent three years detail-

### ARMADALE \$2million plus

Sebrof, 514 Orrong Road, Armadale. Brick: 16 rooms. Land: about 2183 square metres. Features: heated in-ground swimming pool and spa. Auction: 2pm Saturday 29 April by Sotheby's International Realty.

*"A grand Victorian mansion distinguished by its historical significance and architectural splendor."*

— Robert Osborne

Sotheby's International Realty

*Best feature: a grand entry hall to rival any Melbourne's palatial homes.*

ing stencils, plaster ceilings and arches with muted heritage paint and 24-carat gold.

Apart from drawing and dining rooms, the ground floor also comprises library, billiards, ballroom, homestead-style kitchen, family room, bathroom, store room and laundry.

Above are six bedrooms, ample bathroom facilities and self-contained quarters for home-help or guests.

The lower ground floor has a huge cellar and storage room while part of the grounds, measuring more than 0.2 of a hectare, has a swimming pool and spa.

— VERONICA RIDGE

Grecian statues, marble pillars, authentic light fittings and imported wallpapers decorate the spacious and splendid interior rooms.



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HOURS TO PHONE IN  
WEEKEND AUCTION RESULTS

Weekend auction results, and those of sales occurring during the preceding week, should be telephoned to 'The Age' (601 2400) on Saturdays between 1.00 pm and 6.30 pm

## Buyers should insure the property on signing the initial contract

**F**OR most home buyers, signing and completing the contract is an exciting event and culmination of the work and effort of buying.

Unfortunately, many buyers wrongly believe that in the period after signing the contract, they do not own the property until they have paid all purchase money and the formal settlement has taken

IAN  
BREMNER

Even though existing laws protect the buyer of a house by giving him or her the right to rescind the contract if the house is either destroyed or damaged — making it unfit for occupation — that right to rescind the contract is subject to

It is, therefore, most important that the buyer takes out adequate insurance at that time, against damage to the property he or she is buying as full protection against any damage that may occur.

Under the Sale of Land Act, the buyer may claim on the seller's insurance for damage that occurs to the property between the date of signing the contract and final

seller's insurance policy does not provide for full reinstatement of the property or cases where the seller's insurance policy has lapsed.

There are several examples where properties have been under insured or the insurance policy has been invalidated because the seller has breached the conditions in some way.

Despite existing legislation clear-

