

**1/21 Manning Street, Rozelle, NSW 2039**



**Townhouse For Sale**

Saturday, 13 April 2024

1/21 Manning Street, Rozelle, NSW 2039

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 158 m2**

**Type: Townhouse**



Rebecca Williams  
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## **Auction Guide \$1,550,000**

Privately set in an end-of-row position with only one common wall, in a tightly held block of four. This bright double storey townhouse presents an appealing design, with two spacious bedrooms on the ground floor offering an enviable level of peace and seclusion plus contemporary open plan living and dining spaces filled with abundant natural light. An array of outdoor areas include a generously sized northwest facing terrace perfectly poised to capture attractive district and leafy park views as well as a spacious secure courtyard patio and intimate Juliette balcony. Freshly painted and ready to enjoy now, this desirable home is ideally placed in a sought-after village setting just moments by foot from Darling Street shops, cafes and eateries, and with easy access to waterfront Callan Park, King Georges Park and the popular 'Bay Run' and city transport. - Well-maintained secure complex, easy low maintenance lifestyle- Open plan living and dining flows to a sundrenched terrace- Modern breakfast bar kitchen features integrated appliances - Two good-sized bedrooms with built-ins on the ground floor- Fully tiled family bathroom plus powder room, internal laundry - Downlights, air conditioning, roller blinds, ample storage areas- Courtyard patio with covered dining plus two secure car spaces