

**109 Evans Street, Rozelle, NSW 2039**

**CobdenHayson.**

**House For Sale**

Wednesday, 12 June 2024

109 Evans Street, Rozelle, NSW 2039

**Bedrooms: 3**

**Bathrooms: 3**

**Area: 183 m2**

**Type: House**



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## Contact Agent

A recent custom renovation marks a new style chapter for this high-set Victorian semi in a top spot and two sets of traffic lights to the city. Set amid landscaped gardens, the home's interiors have been peeled back and recreated with a fusion of colour, texture and pattern that serves as a striking counterpoint to its heritage features. A considered approach has brought a new identity to every room while the backyard has been conceived as a private entertainer's haven with a cabana ideal as a home office or retreat. Spread over two levels and featuring a private master suite, the spacious three-bedroom home features a stunning Brazilian quartzite kitchen as the social heart with brass accents and curved lines creating a sense of cohesion throughout. Timeless design combines with high-end functionality with ducted air, extensive custom storage and app-controlled garden irrigation.

- High side of the street with native and succulent gardens
- Stylish corbelled arch entry hall, Japan Black floorboards
- 3 large bedrooms with custom built-ins, 2nd with a day bed
- Luxurious master with designer ensuite and dressing room
- Wainscot panelling, Ralph Lauren herringbone wallpaper
- Dining room with a fireplace, Italian porcelain feature wall
- Brazilian quartzite kitchen, European appliances, gas hob
- Living room with lofty raked ceilings and custom cabinetry
- Highlight windows on the north side bring in the sunshine
- Private courtyard, built-in seating, Gozney Dome pizza oven
- Stylish cabana ideal home office, guest bedroom or retreat
- 3 beautifully appointed bathrooms, custom-fitted laundry
- Brodware brushed brass tapware, Corian-topped vanities
- Pure NZ wool carpet, linen curtains, fluted glass finishes
- Ducted and split system air, outdoor Brodware brass shower
- 300m stroll to Darling Street village and Rozelle Public School