

2/3 Pinehill Avenue, Double Bay, NSW 2028

PPD REAL ESTATE

Sold Apartment

Sunday, 15 October 2023

2/3 Pinehill Avenue, Double Bay, NSW 2028

Bedrooms: 3

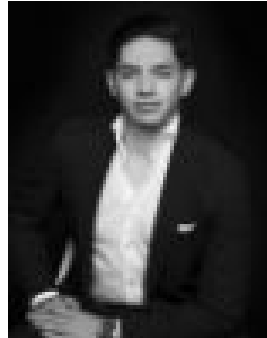
Bathrooms: 2

Parkings: 1

Type: Apartment



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\$2,200,000

Harbourside living meets boutique charm in this semi-sized Art Deco garden apartment in a tucked-away cul-de-sac on the edge of Double Bay village, just 250m down Manning Road to the heart of the action. One of only six in an impeccably revived c1930's block, the ground floor apartment is on the sunny north-west corner with a house-like layout featuring an exclusive-use garden at the rear and no common walls. Tastefully renovated interiors blend classic elegance with contemporary style while a family friendly three-bedroom layout makes a perfect alternative to a semi with a parking spot right out front a massive bonus. Spread over 105sqm approx internally, the living space is bathed in sunshine with a big kitchen and a dining area with built-in banquette while all three bedrooms are positioned to the rear. Peaceful and private with no through-traffic, this peaceful avenue offers leafy tranquility along with standout convenience, an easy stroll down to Kiaora Lane and Bay Street's celebrated dining scene or up to Cooper Park's playing fields and nature trails.

- Ground floor of a secure block of 6
- North facing with a house-like layout
- 3 double bedrooms, 2 with built-ins
- Large main bedroom with an ensuite
- French doors to an exclusive-use garden
- Elegant proportions and high ceilings
- Stone-topped kitchen with island bench
- Carrara marble mosaic-tiled splashback
- Smeg gas cooker, Bosch dishwasher
- Sunlit dining with custom banquette
- Spacious living room, French Oak floors
- 5.5m wide bank of media cabinetry
- 2 renovated bathrooms, separate laundry
- Main with a bath and underfloor heating
- European appointments, Grohe tapware
- Windows on 3 sides, no common walls
- Exclusive-use courtyard with side access
- 250m to the heart of Double Bay village
- Walk to cafes, pubs and cocktail lounges
- 900m to the city ferry and harbour beach
- 850m to Edgecliff station, 4km to the CBD