

**2/6 Rooke Lane, Hunters Hill, NSW 2110**

**MAX WALLS**

**Sold Duplex/Semi-detached**

Wednesday, 20 September 2023

2/6 Rooke Lane, Hunters Hill, NSW 2110

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Duplex/Semi-detached**

## Contact agent

Unique and charming, this beautiful ultra-spacious top floor Duplex blends modern comforts with period accents in a stately double brick Art Deco building. Enjoying a serene and picturesque garden setting, this charming low-maintenance abode enjoys pride of place in a leafy upmarket neighbourhood, a mere short stroll from the Hunters Hill peninsula village.- Perfectly poised on the upper level and one of just TWO impeccable homes, with front and rear access- Ideal for Downsizers and just like living in a House- Internal size approx 95 sqm with a further 129 sqm on-title in the garden - Elegant living room with a study nook and intimate balcony with leafy district views - Open kitchen and spacious dining room with graceful original curved windows - Modern stone kitchen with glass splashbacks- Dining space flows through to a cosy Sitting/Sunroom (or 3rd bedroom) with a tranquil garden outlook- Enjoy your own private garden on title with paved alfresco dining and level lawn - Delightful double bedrooms with plantation shutters and built-in wardrobes - Warm wooden floors, air conditioning, single remote garage and ample storage - Ideal north facing aspect with year round sun drenched interiors - A brief walk to Alexandra Bay and city ferry and bus services - Close to both Woolwich and Hunters Hill restaurants/café precincts - Strata Fees \$1,500 p/q, Council \$530.00 p/q, Water \$174 p/q To arrange a Private Viewing of this property, please call 9977 7777 to confirm a time..Disclaimer: Whilst every effort has been made to ensure accuracy of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors. Accordingly, Max Walls International makes no statement, representation or warranty and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence.