

# 3/11 Ian Street, Rose Bay, NSW 2029

## Apartment For Sale

Saturday, 13 January 2024

3/11 Ian Street, Rose Bay, NSW 2029

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Auction

Located in a boutique complex of eight with access to resort-style facilities, this house-like garden apartment overdelivers in terms of space, lifestyle, and convenience within footsteps of cosmopolitan Rose Bay village. An oversized layout reveals a spacious entrance foyer leading to three well-proportioned bedrooms, all having built-in wardrobes. The master features a walk-in wardrobe and a full-sized ensuite with a spa bath, separate shower, and granite vanity. The granite kitchen with Bosch appliances adjoins a casual dining area, while open plan lounge and dining spills out to a huge partly covered wraparound courtyard amid private landscaped gardens. Residents enjoy access to the complex indoor pool, spa, sauna and tennis court, while there is lift access to a double lock-up garage. Just steps away from village shops, cafés, Rose Bay Beach and buses. Property Features: - 233 sqm approx with separate entrance- Oversized layout with designated open plan living and dining- Spacious kitchen, granite benchtops, b/bar, Bosch appliances- Dishwasher, ample storage, casual dining adjoins kitchen- Huge covered entertainment courtyard amid private gardens- Three well-sized bedrooms each with built-in wardrobes- Master with walk-in robe, full sized ensuite with spa bath- Bathrooms/powder room with granite vanities, int. laundry- Ducted air conditioning, lift access, video security intercom- Dual street-fronted boutique complex, double lock-up garage- Residents enjoy access to complex tennis court, pool, sauna- Solid foundations, scope for modern renovation/rejuvenation- Footsteps to village shops, popular cafes, Rose Bay Beach- Walk to Harbourside parklands, prestigious schools, buses