

# 4/3 Rosemont Avenue, Woollahra, NSW 2025



## Sold Apartment

Friday, 16 February 2024

4/3 Rosemont Avenue, Woollahra, NSW 2025

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Apartment



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## Contact agent

One of only a select few garden residences in the tightly held 1930s Lyndhurst Gardens, this house-like apartment holds a prized rear of block position in an elegant mews-like enclave. Designed around a landscaped European-style courtyard, the four-bedroom apartment features a private entry and easycare garden adding to its house-like feel with beautifully proportioned interiors and a single-level layout designed for low-maintenance living. A timeless design sensibility, impressive floorplan and outdoor terrace combine to make a superb home for entertaining with 168sqm approx of living space and a lock-up garage on title. Dressed in soothing neutral tones, newly refreshed interiors are enhanced by 3m high ceilings, tall sash windows and two fireplaces with a flow-through layout that invites relaxation. All four bedrooms are spacious with a king-sized main bedroom featuring an ensuite, built-in robes and garden access with the fourth bedroom ideal as a home office. Anchored by fireplaces, the dining room is ideal for both intimate and grand scale entertaining while the sunlit living room enjoys a tranquil garden outlook. Perfectly comfortable as is, there's so much potential here with a dine-in kitchen featuring a large internal laundry that could be transformed into a butler's pantry and an impressive 186sqm approx on title. Additional features of this boutique residence include:

- Pet-friendly building, exclusive block of 20
- Quiet rear of block setting, private entry
- 4 large bedrooms, 2 baths, powder room
- New paint and carpet, walk-in linen press
- Prime opportunity, add your stamp of style
- Lock-up garage on title, plus parking for 2nd car on driveway
- Stunning Character Heritage courtyard

A blue-ribbon position on a leafy avenue in Woollahra's prestigious embassy belt is perfect for the executive buyer or downsizer between the leafy serenity of Trumper Park and Queen Street's cafe and social scene. Peaceful and private yet so convenient, this genteel neighbourhood is 900m to Edgecliff station and just over 1km to Double Bay's celebrated dining scene and harbour attractions. In conjunction with Gordon Robinson Real Estate Gordon Robinson - 0418 202 500