

**8 Ian Street, Rose Bay, NSW 2029**



**House For Sale**

Friday, 26 January 2024

8 Ian Street, Rose Bay, NSW 2029

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 392 m2**

**Type: House**



James Dunn



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## AUCTION

A rare opportunity in the heart of Rose Bay, this 3-bedroom semi-detached family home, circa 1915, awaits an exciting new chapter. Occupying an elevated 392sqm (approx.) parcel and set well back from the street, a stone path leads through verdant gardens to the front verandah, where the Harbour Bridge and City appear in full view. Coming-to-market for the first time in 40 years, the home is replete with classic Federation details such as high ornate ceilings, picture rails, original fireplaces and timber floors, with the living room showcasing a beautiful box bay window. The generous kitchen, illuminated by skylights, flows to the dining space where French doors open to the picturesque garden, offering wonderful alfresco entertaining potential. Three double bedrooms offer excellent accommodation, one providing a unique oasis with floor to ceiling glass on two sides, opening out to the rear courtyard, complete with ensuite. Just footsteps to Rose Bay village shops, cafes and beach, with excellent schooling options, transport and the ferry nearby, this home embodies the trifecta of private sanctuary, a thriving local community, and historic charm primed for a modern update.

**PROPERTY FEATURES** 3-bed semi-detached family home, circa 1915 Extensive front garden, porch w/ Harbour Bridge view High ornate ceilings, timber floors, original fireplaces Living room of excellent proportions, cosy bay window Large kitchen with gas cooking, flows to dining room Alfresco dining area framed by lush greenery Stone-paved exterior wraps around to large courtyard Bathroom with bath, concealed laundry, hall storage Steps to vibrant Rose Bay village shops, cafes, beach Excellent schooling, buses and ferry just minutes away Exudes period charm, primed for a modern update In easy reach of stunning harbour beaches and Bondi