

**9/12 Manion Avenue, Rose Bay, NSW 2029**

PPD REAL ESTATE

**Sold Apartment**

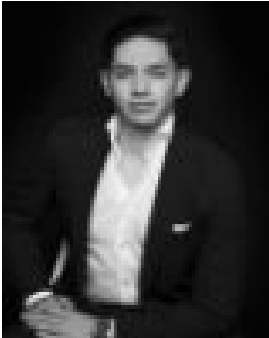
Wednesday, 16 August 2023

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**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**



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## Contact agent

There's a nod to rustic Mediterranean simplicity in this oversized Art Deco apartment perched atop one of Manion Avenue's finest Art Deco blocks. Pared-back interiors and a spacious layout set the scene for a relaxed lifestyle in a quiet cul-de-sac enclave on the edge of Rose Bay's cosmopolitan village hub and just one street back from Rose Bay's harbour playground. Fresh, bright and airy, the two-bedroom apartment is one of 12 in the block with direct access through a lush common garden to Dangar Oval. Dressed in soothing neutral tones and featuring only one common, there's plenty of potential here to add your stamp of style and create your own private harbourside escape. Available for the first time in 25 years, this is a fantastic opportunity to buy into a prized lifestyle location a level walk to harbour parklands, boating clubs and celebrated waterfront restaurants. -?Leafy cul-de-sac surrounded by parks-?Cardington, an Art Deco block of 12 -?Parterre garden entry, secure foyer -?Top floor setting, one common wall -?High ceilings and generous proportions-?2 large bedrooms with tranquil outlooks-?King-sized main bedroom with built-ins-?Large sunroom, ideal study or nursery-?Spacious living room, feature fireplace-?Dine-in gas kitchen, timber floorboards-?Fresh bathroom with laundry facilities -?Sunny common garden with a lush lawn -?Access to Dangar Oval's playing fields-?Level 550m stroll to the city ferry -?700m to the beach and sailing clubs -?850m to village shops and Woolies Metro-?Level walk to The Boathouse and Catalina