

# D2/295 Edgecliff Road, Woollahra, NSW 2025

PPD REALESTATE

## Apartment For Sale

Wednesday, 29 May 2024

D2/295 Edgecliff Road, Woollahra, NSW 2025

Bedrooms: 1

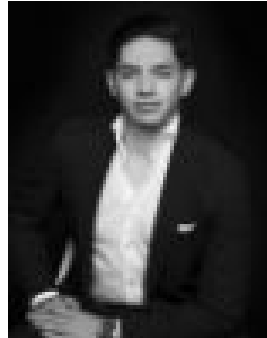
Bathrooms: 1

Area: 53 m2

Type: Apartment



Sean Poche  
0283551136



Nate Chacon  
0283551143

## Auction 22 June

With its own private entry giving it an inviting cottage-like feel, this tastefully renovated garden apartment is secluded from the street to the quiet rear of an 1890s Victorian manor in an exclusive Woollahra setting. Lovely and bright with a northerly aspect, the oversized one-bedroom plus study apartment features direct access to gorgeous shared gardens with a lush green outlook a perfect complement to the tastefully appointed interiors. Classic high ceilings add to the sense of space while splashes of sunshine yellow bring an upbeat feel and a sunny north-facing courtyard offers a perfect spot for entertaining alfresco. Ideal for the professional buyer or downsizer, this stylish retreat is tucked away in a leafy pocket between Woollahra village and the lush expanse of Cooper Park with close proximity to Edgecliff station and Westfield's retail and entertainment hub.

- Converted Victorian manor, block of 10-
- Gorgeous garden setting, private entry-
- Spacious interiors bathed in sunshine-
- Double bedroom with a garden outlook-
- Large study, ideal home office/nursery-
- Built-in robes, polished timber floors-
- Bright living room, 3.1m high ceilings-
- Feature fireplace, leafy outlooks
- Sunny gas kitchen, Miele dishwasher-
- Stylish bathroom, heated towel rails-
- Separate concealed internal laundry
- Common north-facing bbq courtyard-
- Lush common park-like gardens
- 500m walk to Queen Street village
- 450m to Cafe Arno and Cooper Park-
- Excellent bus links to the city and beach