



269A Edgecliff Road Woollahra

bedrooms: 2

bathrooms: 1

garage: 1

Garden Duplex

Presenting more space and northerly light than expected, this elegant renovated garden duplex combines gracious Victorian origins with a modern reinterpretation offering a low maintenance, private, pet-friendly environment at the gateway to Queen Street shopping village.

- Level alternative entrance & garage access from Greycairn Place
- Double fronted layout with 2 separate courtyards
- Spacious double living room, separate dining room
- Smart contemporary kitchen with walk-in pantry
- 2 generous bedrooms (can revert to original 3 bed layout)
- Stylish bathroom, separate internal laundry
- High patterned ceilings, 4 fireplaces, polished timber & carpeted floors
- Ideal for downsizers, upsizers and those working from home

www.suttonplacerealty.com.au

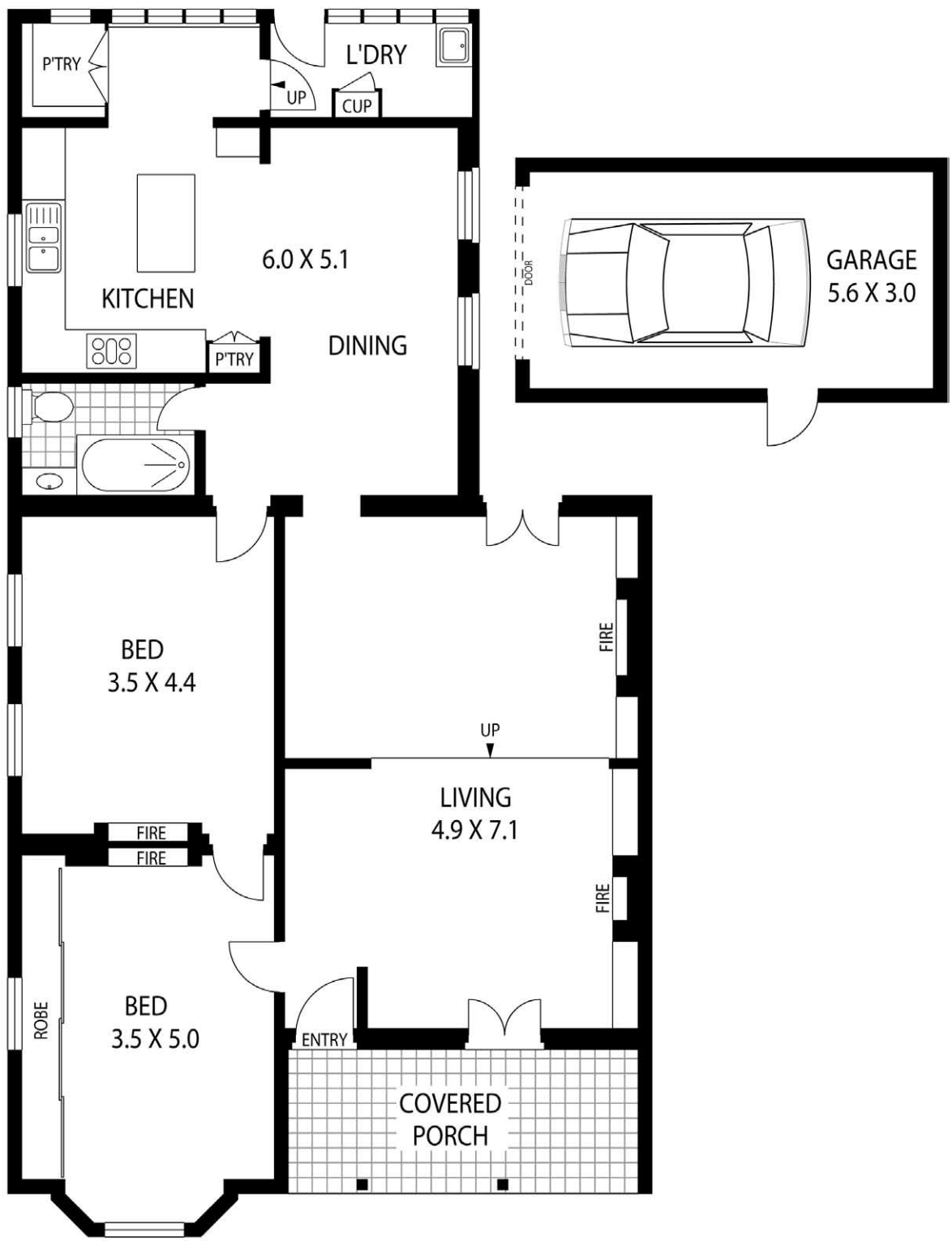
Inspect: Saturday & Thursday
10.00 – 10.45am

Auction: Mon 22nd November at 6pm
Double Bay Auction Centre
Level 1, 20-26 Cross Street

Details: Colm O'Sullivan 0418 614 322

SUTTON PLACE
REALTY

bespoke property consultants



269A Edgecliff Road

Woollahra

***Disclaimer:** mtg - mind the gap floor plans & site plans are intended as a guide only. Individuals should always rely on their own enquiries for exact measurements and no warranties are intended or given. Please Note: Any internal area measurement total that may be included does not include any void spaces or recess'. Any external area measurement total that may be included does not include the total site plan area (i.e total grounds and garden areas). mtg - mind the gap - 1300 133 145 - www.mindthegap.com.au

The information contained herein has been obtained from sources we deem to be reliable. However we cannot guarantee its accuracy & interested persons should rely on their own enquiries.