



## Bellevue Hill, 3/31 Fairfax Road

### Oversized North Facing Apartment With Harbour Views

3 2 1

**For Sale**  
SOLD | Contact Agent

**View**  
[ljhooker.com.au/22ZHYY](http://ljhooker.com.au/22ZHYY)

**Contact**  
**Darran Wyatt**  
0407 440 947  
[darran@ljhdoublbay.com](mailto:darran@ljhdoublbay.com)

Old world charm meets all the modern trimmings in this recently updated, top floor apartment. Boasting house like proportions within a secure and tightly held block of four, this apartment features a large balcony with an abundance of natural light perfect for entertaining. This exclusively located home presents the perfect opportunity for downsizers and families alike looking for timeless elegance in the heart of Bellevue Hill. This apartment is just a short stroll to the Double Bay shopping precinct and minutes to Edgecliff station.

- Spacious master with water views, built ins and bay windows
- Modern gas kitchen, granite benchtop, European appliances
- Open plan living flows onto oversized northerly balcony with views
- Grand formal entry foyer, secure block, lock up garage, split A/C
- Feature fireplace, hardwood floors, high ornate ceilings, downlights
- Moments to Double Bay waterfront, Redleaf Pool, cafes and shops

# LJ Hooker

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Double Bay**  
(02) 9185 2816



## More About this Property

Property ID	22ZHYY
Property Type	Apartment
Land Area	162 m2

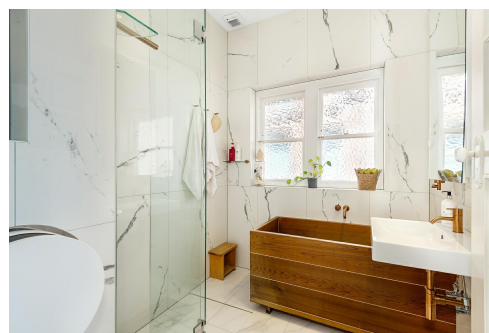
**Darran Wyatt 0407 440 947**

Associate Director - Wyatt Property Group Pty Ltd | [darran@ljhdouletbay.com](mailto:darran@ljhdouletbay.com)

**LJ Hooker Double Bay (02) 9185 2816**

38 Ocean Street, WOOLLAHRA NSW 2025

[doublebay.ljhooker.com.au](http://doublebay.ljhooker.com.au) | [admin@ljhdouletbay.com](mailto:admin@ljhdouletbay.com)



# LJ Hooker

**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Double Bay  
(02) 9185 2816**



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

APPROX. INT: 135m<sup>2</sup>  
APPROX. EXT: 27m<sup>2</sup>



3/31 Fairfax Road, Bellevue Hill

**LJ Hooker**

**LJ Hooker Double Bay**  
**(02) 9185 2816**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.