



## Rose Bay, 1/12 Manion Avenue

Beautifully renovated ground-floor apartment

2 1 0

Nestled in a boutique Art Deco security block of just 12 units. Located in the heart of Rose Bay, this residence offers a harmonious blend of classic charm and modern comforts. Its prime position provides easy access to the harbourfront promenade, village cafés, shops, and public transport options.

- Two spacious double bedrooms, each featuring mirrored built-in wardrobes.
- Light-filled living and dining area adorned with period details and plantation shutters.
- Contemporary CaesarStone gas kitchen equipped with stainless steel appliances and an integrated laundry.
- Chic designer bathroom with floor-to-ceiling tiles and a bathtub.
- Additional sunroom, ideal as a home office or nursery, offering leafy outlooks.
- Polished timber floorboards throughout, enhancing the apartment's elegance.
- Ornate cornices and gas bayonet, preserving the Art Deco aesthetic.
- Access to a beautiful northeast-facing common garden oasis, perfect for relaxation.

### For Sale

Sold Prior to Auction

### View

[ljhooker.com.au/28PHY](http://ljhooker.com.au/28PHY)

### Contact

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# 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.

## More About this Property

Property ID	28PHY
Property Type	Apartment
House Size	67 m2

**Aaron Del Monte 0447 144 434**

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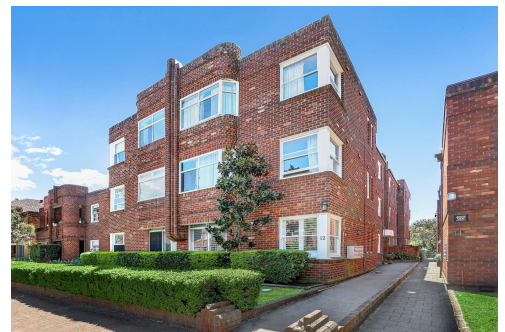
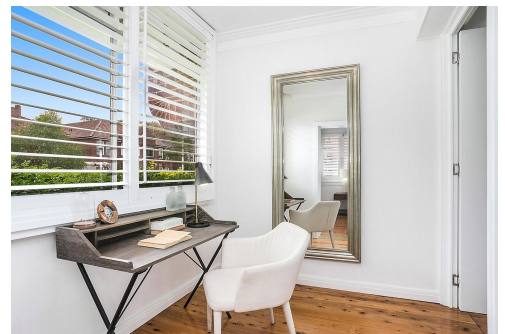
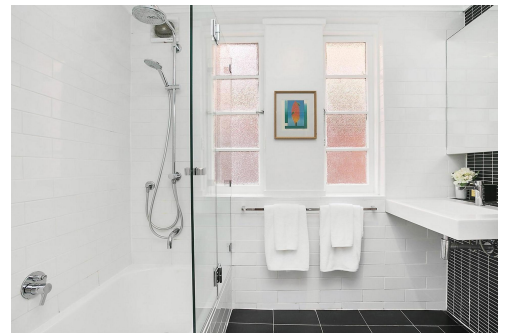
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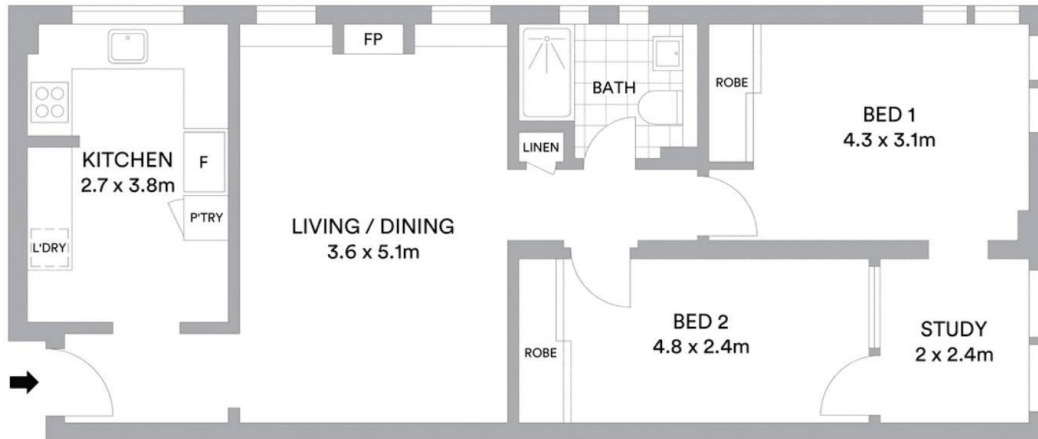


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GROUND LEVEL

