



9/33 Hamilton Street, Rose Bay

3  2  2 

House-Like Luxury in the Heart of Rose Bay

Offering exceptional space, light and privacy, this beautifully appointed residence delivers a rare house-like feel with 244sqm on title. Positioned within Palloma, a boutique development by acclaimed architects Allen Jack + Cottier, the home enjoys sweeping district views to the city skyline and an effortless indoor-outdoor lifestyle.

Expansive open-plan living and dining areas flow seamlessly to a generous private balcony, ideal for entertaining and alfresco dining. A thoughtfully designed layout separates the bedroom accommodation from the living zones, providing outstanding privacy and flexibility for downsizers and families alike.

Perfectly located in the heart of Rose Bay Village, just moments from cafés, Harris Farm, Bake Bar, Rose Bay Beach and elite schools.

- 244sqm on title with rare house-like proportions
- Boutique Allen Jack + Cottier development
- Light-filled interiors with district and city skyline views
- Expansive living and dining opening to large private balcony
- Gourmet stone kitchen with premium Miele gas appliances
- Three generous bedrooms, master with outdoor access
- Two elegant bathrooms plus guest WC with PARISI fittings

AUCTION

Sat 11th Jul @ 11:45AM

VIEW

Thu 18th Jun @ 11:00AM - 11:30AM

AGENTS

Darran Wyatt
0407 440 947
darran@ljhdoublbay.com

James Fragias
0432 503 176
james.fragias@ljhdoublbay.com

AGENCY

LJ Hooker Double Bay
(02) 9185 2816

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.



- Wide oak floors, ducted air conditioning and bespoke curtains
- Two secure car spaces, lift access and oversized storage room
- " Walk to village cafés, gourmet grocers, beaches and harbour walks

MORE DETAILS

Property ID 2M6HYY
Property Type Apartment

Darran Wyatt 0407 440 947

Associate Director - Wyatt Property Group Pty Ltd |
darran@ljhdoublingbay.com

James Fragias 0432 503 176

Sales Associate Team Wyatt | james.fragias@ljhdoublingbay.com

LJ Hooker Double Bay (02) 9185 2816

38 Ocean Street, WOOLLAHRA NSW 2025
doublebay.ljhooker.com.au | admin@ljhdoublingbay.com





The site plan and floor plan are not to scale, measurements are indicative and in metres. Bushes and trees are placed for illustration purpose. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



APPROXIMATE AREAS	
Internal Area	172 sqm
External Area	29 sqm
Total Area	201 sqm