

25 Bruce St, Rozelle, NSW 2039

Sold - \$2,800,000

House 3 2 2



## Live The Hamptons Lifestyle, in the Heart of Vibrant Rozelle

Enjoy quiet, relaxed, and sumptuous living, within meters of Rozelle's café and restaurant precinct. This double-fronted weatherboard home boasts views to the Harbour Bridge, Anzac Bridge and the Sydney City skyline. On a sun-drenched 195sqm gently sloping block, the house features a versatile two-level layout, with loads of original character and charm, north facing verandah with views and a very private leafy courtyard, ideal for entertaining.

### Open for Inspection

By Appointment.

#### Property Features Include:

- Sunny 195sqm (approx.) block with adequate street parking
- Living area opens to alfresco terrace and sunny, level courtyard
- Versatile study or second living/TV area, or childrens playroom
- Dining area adjacent to large open-plan kitchen with premium appliances
- 3 bedrooms & study, 2 bathrooms, main bedroom opens to covered verandah
- High ornate ceilings, wide polished timber floorboards, fireplaces, ducted central heating.

A cherished family home for 37 years with scope for your own decorative style. The house is nestled in a sought-after street, just 60m to Darling Street with access to buses, Rozelle village shops, cafes, and boutiques.

#### Note from the Sellers – "Why We Love our Home"

"Summers, Autumn & Spring are largely spent on the back deck, fully private with no neighbours able to see-in. Despite being so close to the high-street, it is remarkably quiet and the ideal setting for the perfect evening dinner party/barbecue. It is completely sheltered from the prevailing Southerly which blows in on a hot summers evening, and it is relatively well sheltered even in the rain.

Winters are a delight for a different reason. Both the lounge & dining rooms cater for cosy natural fireplaces and are used regularly despite the underfloor heating being the main source of winter heating. Many a winters' dinner party is accompanied by a fire, which uniquely is at waist-height (we think it was part of the original kitchen). On a Winter's afternoon, the sun pours-in on the dining room and it is the perfect setting for a late brunch & the weekend papers.

Location, location, location, never a truer word. Just a stroll up the road to the high street and restaurants, take-aways, bars, bottle shop, greengrocers, hairdressers, yoga, massage, it is all on your doorstep. The new Woolworths and an IGA moved in a couple of years ago, a welcome bonanza. Schools both

#### Listed By

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