



**House-Sized Harbourside Garden  
Apartment in the Heart of Rose Bay with  
Tennis Court & Pool**



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2



2

## 3/11 Ian Street, Rose Bay

### Sold Prior To Auction

Located in a boutique complex of eight with access to resort-style facilities, this house-like garden apartment overdelivers in terms of space, lifestyle, and convenience within footsteps of cosmopolitan Rose Bay village. An oversized layout reveals a spacious entrance foyer leading to three well-proportioned bedrooms, all having built-in wardrobes. The master features a walk-in wardrobe and a full-sized ensuite with a spa bath, separate shower, and granite vanity. The granite kitchen with Bosch appliances adjoins a casual dining area, while open plan lounge and dining spills out to a huge partly covered wraparound courtyard amid private landscaped gardens. Residents enjoy access to the complex indoor pool, spa, sauna and tennis court, while there is lift access to a double lock-up garage. Just steps away from village shops, cafés, Rose Bay Beach and buses.

#### Property Features:

- 233 sqm approx with separate entrance
- Oversized layout with designated open plan living and dining
- Spacious kitchen, granite benchtops, b/bar, Bosch appliances
- Dishwasher, ample storage, casual dining adjoins kitchen

**Property ID:** L26094242

**Property Type:** Apartment

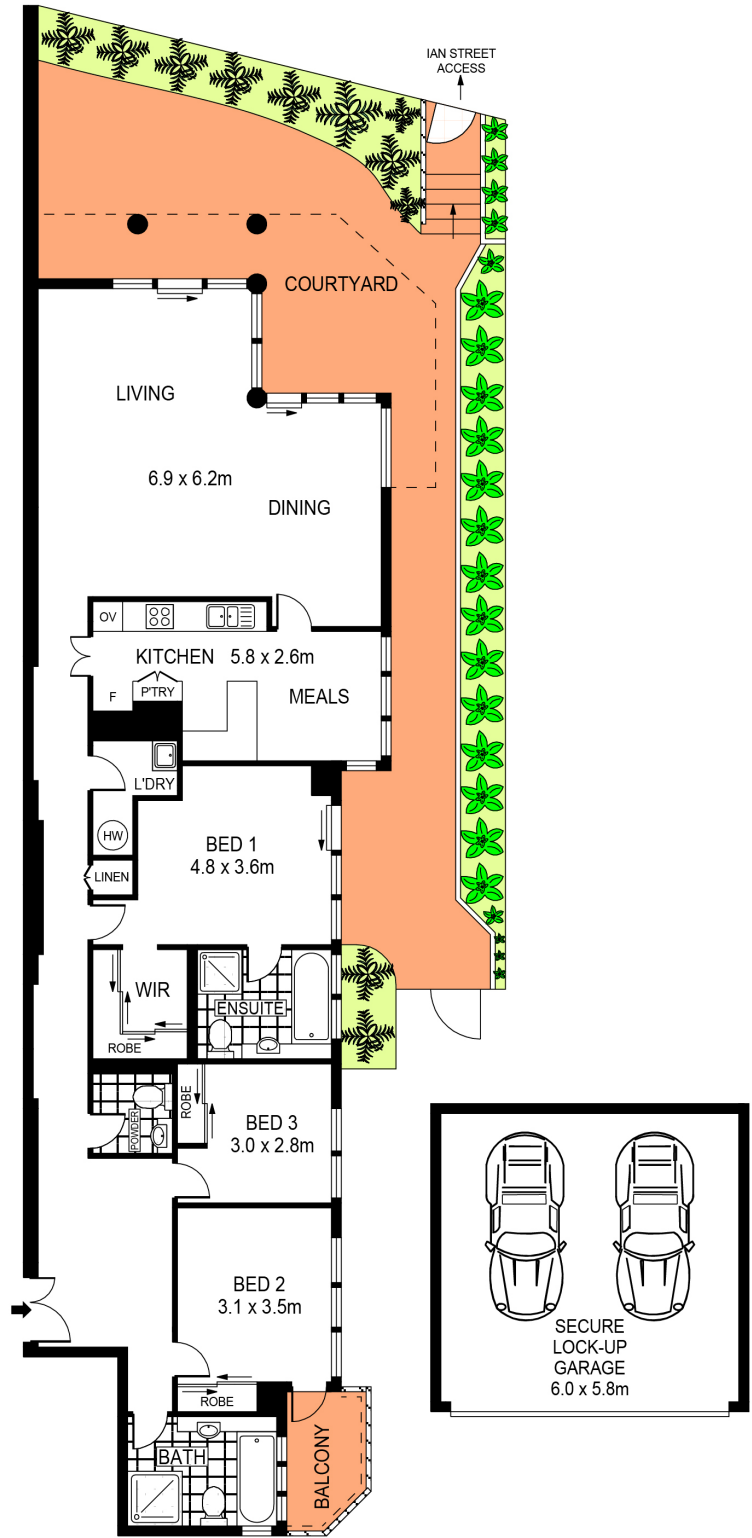
**Garages:** 2

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- Huge covered entertainment courtyard amid private gardens
- Three well-sized bedrooms each with built-in wardrobes
- Master with walk-in robe, full sized ensuite with spa bath
- Bathrooms/powder room with granite vanities, int. laundry
- Ducted air conditioning, lift access, video security intercom
- Dual street-fronted boutique complex, double lock-up garage
- Residents enjoy access to complex tennis court, pool, sauna
- Solid foundations, scope for modern renovation/rejuvenation
- Footsteps to village shops, popular cafes, Rose Bay Beach
- Walk to Harbourside parklands, prestigious schools, buses



0 1 2 3 4 5  
SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No: 107312



3/11 IAN STREET

ROSE BAY