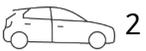




## House-Sized Harbourside Living With Expansive Courtyard In Boutique Complex



**2/20-22 Carlisle Street, Rose Bay**

### Contact Agent

Positioned in the tightly-held boutique complex 'Marbella', this luxury house-sized apartment delivers an exceptional sense of space, privacy and lifestyle excellence within a stroll of cosmopolitan Rose Bay village. Thoughtfully designed and enjoying effortless level access, it reveals beautifully appointed interiors finished in refined neutral tones, complemented by Travertine and timber flooring and an abundance of natural light. A granite kitchen features Gaggenau gas appliances, while vast open plan living and dining zones extend seamlessly to a private sun washed courtyard, creating an ideal setting for entertaining and framed by established gardens. Direct lift access connects to a secure basement double garage, while residents enjoy exclusive access to the complex pool, sauna and gym. It is placed a leisurely stroll to shops, popular cafés, buses, ferries and Rose Bay Beach.

#### Property Features:

- House-sized layout with series of open living/dining zones
- Cleverly designed w/ array of courtyards and easy cross flow
- Seamless transition to private sunny entertainment courtyard
- Set amid beautiful fragrant gardens and established hedges

<b>Property ID:</b>	L39475719
<b>Property Type:</b>	Apartment
<b>Garages:</b>	2

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- Streamlined granite kitchen with Gaggeanau gas appliances
- Stainless-steel dishwasher, ample cupboard/pantry storage
- Well-scaled bedrooms w/ built-in robes and outdoor access
- Stylish fully tiled bathrooms, two ensuites, internal laundry
- Master ensuite with separate bath/shower and dual vanity
- Ducted air conditioning, polished timber & Travertine floors
- Residents access communal mosaic-tiled pool, sauna, gym
- Convenient lift access to secure basement double garage
- Stroll to cosmopolitan Rose Bay village, shops and cafés
- Walk to Rose Bay Beach, Parisi's Food Hall, buses, ferries
- Close proximity to prestigious schools, harbourside parks