



EDGECLIFF
8/363 Edgecliff Road

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Grand Apartment, Totally Original Condition & Harbour Views - Deceased Estate

Lovely views sweeping across Double Bay and Sydney Harbour to Manly create a magnificent backdrop to this house-sized apartment on the top floor of 'Mount Stewart', a landmark Art Deco c1916 security building of 9 grand apartments set on the northern side of Edgecliff Road just, 300 metres approximate stroll to Edgecliff shopping, buses and trains.

A rare offering with unlimited scope to modernise, the apartment occupies half the top floor on NE side of the building. The exceptionally generous floorplan (measuring 155sqm approx.) includes a wide entry hall, vast living & dining area, 2nd living area/sunroom, big kitchen, huge main bedroom (with adjacent dressing room), 2 more bedrooms, original Art Deco bathroom and powder room/second toilet.

Offered to the market for the first time in decades, the apartment impresses with its grand proportions, soaring ceilings and mesmerising views across Sydney Harbour. Currently 2 Bedroom, 1 Bathroom with potential to be 3 Bedroom, 2 Bathroom.

Take advantage of this exciting opportunity to renovate with your own style and create a trophy apartment in a prized location offering ultimate convenience with a short stroll to Edgecliff Centre, Double Bay village and Queen Street Woollahra.


Features:

- Lovely harbour views; sunny NE aspect
- Grand house-size 155sqm (approx.) apartment
- Top floor in Art Deco building of 8 apartments

Property ID	L968291
Property Type	Apartment

AGENT

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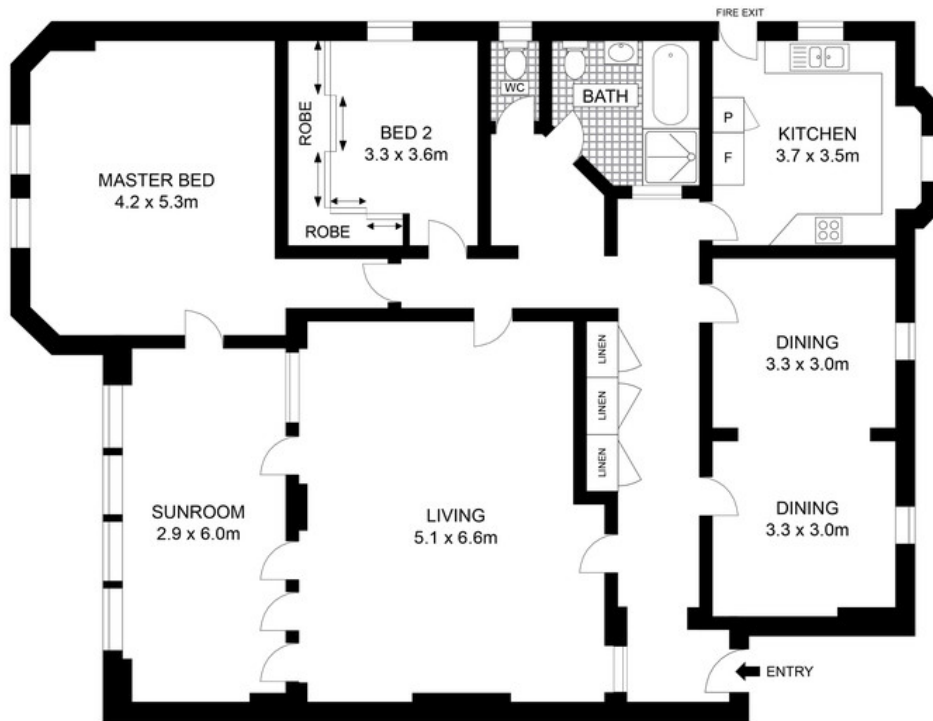
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- Exciting potential for modern designer renovation
- Vast living & dining area with gas heating bayonet
- 2nd living area/sunroom with wall-to-wall windows
- Large kitchen with gas cooktop, oven, dishwasher
- Huge main bedroom and adjacent dressing room
- 2 more bedrooms (currently combined to dining room)
- Art Deco bathroom with bath and separate shower
- Powder room/second toilet; wide entrance hall
- Soaring ceilings, built-in storage cupboards
- Prized position on northern side of Edgecliff Road
- 300m stroll to Edgecliff shopping, buses and trains
- Walk to Double Bay village and harbour foreshore
- Company Title

Approximate Rates

Company Levies \$1324 pq

Council Rates \$368 pq



LEVEL THREE



Disclaimer: This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given to the accuracy of the information. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries.

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Raine & Horne
 Double Bay / Bondi Beach / Bondi Junction