



## Edgecliff, NSW

2/414 EDGECLIFF ROAD

**3**  
BED

**2**  
BATH

**1**  
CAR

**POCKLEY &  
RODERICK**

### SOLD

**Council Rates:** \$321/qtr (approx)

**Water Rates:** \$3,313/qtr (approx)

**Contact:** Tim Pockley  
0402913225

**Type:** Apartment

**Sold Date:** 02/11/2016

<http://www.pockleyroderick.com.au>

Defined by its generous house-size proportions, this exceptionally spacious apartment is on the first level of 'Edgecliff Gardens', a beautiful Art Deco building tranquilly situated a short stroll walk to Edgecliff shops and transport, and close to Queen Street village. Standing at the end of a private driveway, the classic c1930s security building of 10 apartments features well-maintained common areas and a lift.

Featuring a peaceful leafy outlook from all major rooms, the elegant apartment has superbly proportioned rooms with high ceilings, wide windows and a perfect NE aspect. Retaining classic design hallmarks of the Art Deco era, it has potential for a modern makeover to capitalise on its prestigious location.

Plans shown are only indicative of layout. Dimensions are approximate.

# Edgecliff, NSW

2/414 EDGECLIFF ROAD



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

2/414 Edgecliff Road, Woollahra