



**SOLD**

## LIVE - RELAX - INVEST ROCKLEY NSW

"Chapel Cottage" 26-28 Phantom St Rockley NSW 2795

2-3 BEDS / 1 BATH / 4,046 m2

If you are looking for unique and stunning, then look no further than "Chapel Cottage"

Made from the same strong granite stone that forms the pillars of the Sydney Harbour Bridge, is this architecturally unique home. Perched on the top of the hill, overlooking the rolling hills of Rockley Valley, is this tastefully renovated cottage.

Offering the versatility of split-level bedrooms plus a stand-alone games room / studio.

Chapel Cottage offers you:

Two to three bedrooms. The main bedroom fits a queen-sized bed and has a built-in robe. Bedroom two is located on the funky mezzanine and currently has three single beds for guest accommodation. It would also fit two queen size beds.

The stand-alone studio at the rear is currently used as a games room and has a billiards table included in the sale. The studio could easily be converted into a third bedroom (stca). It includes its own water tank and sink with running water.

Previously the studio has been used by artists to paint in the perfect light that Rockley has to offer.

Ground floor offers a clever layout with open plan living/dining / kitchen/lounge. It has two separate rooms, the main bedroom and a combined bathroom/laundry.

Chapel Cottage is situated on just over an acre of land on two separate lots. Another dwelling is permissible (stca).

The current owners have owned the property since 2017 and have completed extensive gardens that require no watering, rain water collection plumbing to tanks and have installed a new roof, gutters and insulation. The kitchen has a Smeg oven and Smeg gas cook top.

2 BED | 1 BATH | 0 CAR

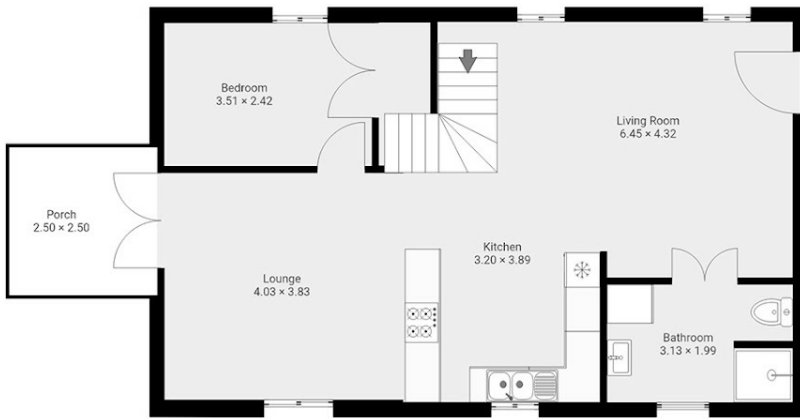
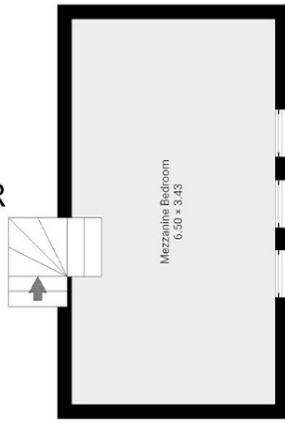
PRICE:  
\$600,000

OPEN FOR INSPECTION:  
N/A



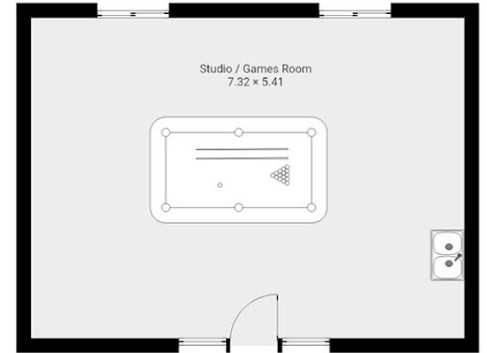
**Mark Sullivan**  
0429954990  
sully@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

## 1ST FLOOR



## GROUND FLOOR

**Disclaimer:** Floor plan dimensions are approximate. Indicative only. All information contained herein is gathered from sources we believe to be reliable, however, are to be used as a guide only. We cannot guarantee its accuracy and interested persons should rely on their own enquiries.



## STUDIO

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.