

**109.8 Sqm Semi-Sized Ground Floor  
Apartment With Exclusive Access And  
Potential**



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**1/2-8 Ramsgate Avenue, Bondi Beach**

## Auction

A house-sized layout and ambience are key for comfortable living and this boutique ground floor apartment offers abundant space in a sought-after Bondi Beach address. Set in an Art Deco block of seven with exclusive level access, this instantly appealing apartment reveals a clever two-bedroom layout with both bedrooms positioned to the rear enjoying peaceful leafy outlooks. Generous living and dining areas offer plenty of space to relax and entertain, while there is a neat gas kitchen and a bright and airy bathroom with a separate w/c. With access to a sun bathed communal garden and entertainment deck, this solid apartment is comfortable as is, while it presents exciting scope to recreate/renovate a brand-new beachside sanctuary. Its unbeatable setting is within a stroll to the iconic Bondi Beach, popular cafés and eateries as well as the weekend markets, Seven Ways and city buses.

### Property Features:

- 109.8 sqm house-sized layout with separate lounge and dining zones
- Neat kitchen with s/steel gas appliances, ample storage
- Well-proportioned bedrooms enjoy peaceful leafy outlooks
- Bright and airy bathroom with bath/shower and separate w/c

**Property ID:** L21398403

**Property Type:** Apartment

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- Sunny communal backyard, lush garden & entertainment deck
- Communal storage room, shared laundry, dual access block
- Timber floorboards, high ceilings, exclusive access to foyer
- Immediately liveable with exceptional renovation potential
- Outstanding scope to recreate coastal dream home (STSA)
- Ground floor setting in a secure boutique block of seven
- Stroll to Seven Ways, buzzing cafés, buses and schools
- Walk to the world-famous Bondi Beach, weekend markets
- Stroll to the scenic coastal walk, promenade, Icebergs
- Walk to Gould Street's fashion precinct, Hall Street village