



**Sought-After Location, Freestanding Home on 540sqm Approx. With Boundless Potential**



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## 46 Imperial Avenue, Bondi

### Auctioned

A rare and exciting opportunity offered in a prime Bondi pocket, this solid double brick home has been lovingly held and maintained by one family for over 50 years and is now ready to inspire a new family legacy. Occupying a substantial 540sqm approx. level block with an extra-wide frontage, this much-loved residence exudes a wonderful sense of space and presents a wealth of potential to recreate/renovate or rebuild your family dream home (STCA). With front-to-rear level access, it features generous proportions with two separate living areas enhanced by high ceilings and polished timber floorboards. There is an expansive stone eat-in kitchen with timber cabinetry, while interiors flow seamlessly to a desirable northeast facing sunny garden with an undercover terrace for alfresco entertaining. It is placed a stroll to Bondi Road's shops, bars and eateries, while enjoying easy access to Bondi, Tamarama and Bronte Beaches & the scenic coastal walk.

- Set on 540sqm approx. level block in a highly sought-after street
- Generous proportions featuring two separate living areas
- Sunny level garden, undercover entertainment terrace
- Family-sized eat-in kitchen, timber cabinetry

**Property ID:** L27087167

**Property Type:** House

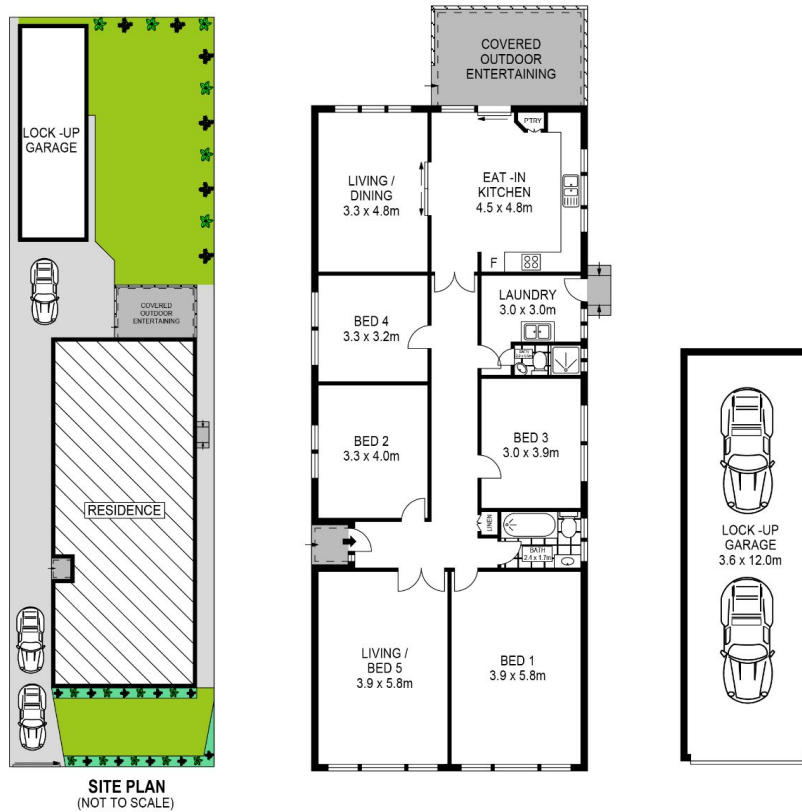
**Garages:** 5

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- Oversized bedrooms, polished timber floors, high ceilings
- Fully tiled bathrooms, the main with a shower over tub
- Internal laundry with storage and direct outdoor access
- Side driveway access to expansive double lock-up garage, ample off-street parking
- Exciting potential/possibilities to rebuild dream home with room for a pool (STCA)
- Ducted air conditioning, motorised driveway gate, alarm
- Footsteps to Bondi Road's hip bars, cafés and eateries
- Walk to village shops, buses to Bondi Junction, schools
- Stroll to Bondi, Tamarama and Bronte Beaches



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 it's accuracy and interested persons should rely on their own enquiries.



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