






## Oversized Semi With Parking in Bondi's Favourite Family-Oriented Cul-de-sac



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## 53 Avoca Street, Bondi

### Sold Prior To Auction

Enjoying a prized setting in Bondi's best cul-de-sac, this oversized semi offers the perfect layout and environment for families within walking distance of Bondi, Tamarama and Bronte Beaches. Incredibly spacious and flooded with natural light, it features a clever free-flowing design with classic coastal interiors enhanced by timber floorboards and a vast series of skylights. Separate living and dining areas offer plenty of space to relax and entertain, while at the heart of the home is a stone island kitchen equipped with Miele gas appliances. The lounge is warmed in winter by a gas fireplace, while bi-fold doors allow an effortless transition to a large sun washed professionally landscaped garden with custom seats and lighting. Hang your favourite plants from the poles that double up as a spot to rig up a hammock so you can really relax amid the lush established gardens. Complete with rear lane access to a lock-up garage, it is placed footsteps to Bondi Road's shops, boutiques, hip village bars and eateries and a stroll to quality schools.

#### Property Features:

- Impressive proportions with separate living and dining zones
- Modern stone island kitchen, Miele gas cooktop and b/bar
- Series of skylights throughout allows abundant natural light

**Property ID:** L27707008

**Property Type:** House

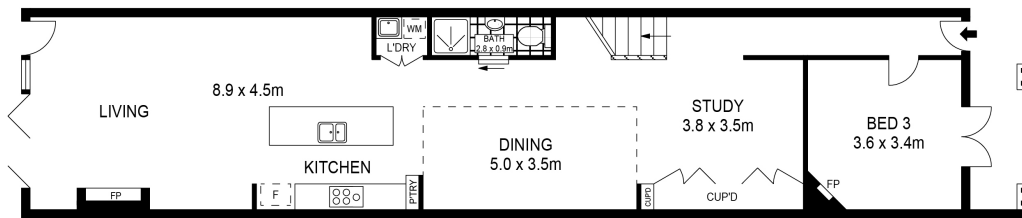
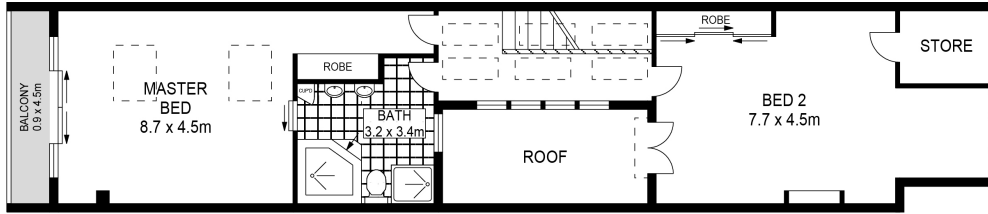
**Garages:** 1

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- Lounge with gas fireplace and bi-fold doors to the outdoors
- Effortless flow to superb entertainers' deck with custom seating
- Oversized upstairs bedrooms with built-in/walk-through robes
- Main bedroom opens to sunny balcony with lush garden outlook
- Third lower level bedroom with preserved fireplace, high ceilings and patio doors that open to front courtyard
- Mosaic-tiled bathrooms, main with corner spa bath, dual vanity
- Rear lane access to lock-up garage (small car only) with mezzanine storage
- Vast internal storage, timber floorboards, internal laundry
- Ceiling fans, split-cycle air conditioning in second bedroom
- Potential to renovate/recreate to add further value (STCA)
- 500 metres to Bondi Road's shops, vibrant bars and eateries
- Walking distance to the iconic Bondi and Tamarama Beaches



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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.

APPROX. INTERNAL AREA : 182m<sup>2</sup>  
APPROX. EXTERNAL AREA : 16m<sup>2</sup>



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