

## North Facing Rare Beachfront Gem With Direct Beach Access Plus Lock Up Garage



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**12a/77 Ramsgate Avenue, North Bondi**

**Auction - Onsite 11th October**

Experience the ultimate beach lifestyle in Bondi's most exclusive beachfront address, this north facing one-bedroom apartment is set in one of only two buildings enjoying direct access to the promenade, sand and surf. With only a handful of apartments in Ben Buckler offering a garage, it truly a unique opportunity that will be passed down from generation to generation.

Perched directly above North Bondi's iconic grassy knoll, this sun filled beauty features fresh and airy interiors with a combined living/dining area and a neat gas kitchen, while the generous bedroom is appointed with a built-in wardrobe and a fully-tiled ensuite bathroom.

Complete with a private communal garden oasis and storage cage, this rare coastal abode is located within a barefoot stroll of the beach and popular neighbourhood cafés and eateries, while a short walk to the weekend markets, Woolworths Metro, buses and all the attractions Bondi has to offer.

### Property Features:

- Combined living/dining framed by glass & bathed in sunlight
- Well-sized bedroom appointed with built-in robe, ceiling fan

**Property ID:** L36342134

**Property Type:** Apartment

**Garages:** 1

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- Neat and tidy kitchen, gas cooktop, bright and airy bathroom
- Prized 20sqm approx. lock-up garage, a rarity in this Ben Buckler location
- Landmark beachfront block with sunbathed private communal gardens
- Large communal terrace offering one of a kind Bondi Beach views
- Shared laundry and private storage cage, impeccably maintained building
- Potential to update/enhance or add your own personal touch
- Exceptional investment opportunity with strong rental return
- Direct access to the promenade and the iconic Bondi Beach
- Perched directly above North Bondi's popular grassy knoll
- Barefoot stroll to buzzing cafés, beachfront bars and dining
- Walk to buses, Woolworths Metro and the weekend markets