

12/174-178 Brook Street, Coogee, NSW 2034

PPD REAL ESTATE

Sold Apartment

Tuesday, 15 August 2023

12/174-178 Brook Street, Coogee, NSW 2034

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 187 m2

Type: Apartment



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\$2,355,000

A private sanctuary set amid lush tropical gardens, this house-sized apartment holds a coveted north facing position in a secure complex in a quiet coastal setting just 750m down to the beachfront. One of the biggest and best in Sandy Brook, the three-bedroom apartment's villa-like layout and freshly schemed interiors embody Coogee's laidback beachside lifestyle with an easy indoor/outdoor flow and a choice of private courtyards. Impeccably maintained by one owner for 26 years, the family sized apartment makes an ideal low-maintenance alternative to a semi with a 10m north facing frontage and private entry as well as internal access to secure undercover parking and a large storeroom. A spacious 187sqm layout over one level makes for easy living with level access through the gardens adding to its house-like feel. Away from the crowds but within easy reach of the beach action, this boutique strata-titled home is 1.5km to The Spot's dining hub and 2km to Randwick town centre and its world-class medical and education precinct. *Quarterly strata levies approx. \$1,333* Pet friendly, subject to strata approval* Sandy Brook, a secure complex of 18 *Hidden from the street, total privacy*Private entry through a lush garden *North facing and bathed in sunshine*3 queen bedrooms, 2 with built-ins, over-sized ensuite*All bedrooms open to a courtyard *King-sized main bed with an ensuite*Granite kitchen with a breakfast bar*Bright and airy open plan living/dining*Solid Ghost Gum bamboo flooring*10m wide north facing courtyard garden*Immaculate bathroom with a bath *Separate internal laundry, linen press*Secure undercover parking, storage cage*2nd storage cage exc. use, 202sqm total on title * 3rd storage area on title adjoining apartment*400m to Blenheim Park and playground*700m to the heritage-listed Wylie's Baths*Walk down to the sand, surf and cafes