

# 2/40 Fletcher Street, Bondi, NSW 2026

PPD REALESTATE

## Apartment For Sale

Friday, 2 February 2024

2/40 Fletcher Street, Bondi, NSW 2026

Bedrooms: 2

Bathrooms: 1

Type: Apartment



Alexander Phillips  
0283551117



Vince Licata  
0451227027

## Auction 24 February

Boutique charm and beachside living come together in this renovated apartment to create a low-maintenance seaside sanctuary on the cusp of Tamarama at the beach end of the street. In an elevated setting assuring quiet privacy, this gorgeous Art Deco garden apartment occupies half a floor of the aptly named Astoria with an easy flow to an entertainer's deck and north-facing common garden giving it an inviting beach-cottage feel. One of only six in the block, the renovated two-bedroom apartment retains its authentic charm with high ornate ceilings, a wide bay window and limewashed floorboards that are ideal for beachside living. Enjoy a barbecue on your private deck, soak up the sunshine in the established garden or stroll down to the beach or along the coast to Bondi and enjoy the good life in this surfer's paradise.

- \*?A sunshine-yellow Art Deco beauty
- \*?Block of only 6 with a terrazzo entry
- \*?NW corner with only one common wall
- \*?Limewashed boards, high ornate ceilings
- \*?2 queen-sized bedrooms with built-ins
- \*?Large main bedroom with a bay window
- \*?Spacious living room and a dining area
- \*?Galley gas kitchen, stainless steel appliances
- \*?Private north-facing entertainer's deck
- \*?Direct access to a sunny shared garden
- \*?Modern bathroom with a clawfoot bath
- \*?Private laundry room with extra storage
- \*?450m to Tamarama Beach and surf club
- \*?Walk along the coast path to Bondi Beach
- \*?600m to South Bondi village and Totti's
- \*?Perfect for the beach lover or investor