

3/45 Ritchard Avenue, Coogee, NSW 2034



Apartment For Sale

Friday, 24 May 2024

3/45 Ritchard Avenue, Coogee, NSW 2034

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Daniel Gillespie
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Buyers Guide \$1.2m

Capturing views over Bardon Park and Coogee valley to the ocean from its top floor position, this boutique apartment delivers an inviting blend of Art Deco charm and contemporary comfort in a leafy pocket just down from Clovelly village. One of only four in a tightly held full-brick block built c1935, the tranquil two-bedroom apartment is set on the north-east corner with French doors to a wide deck that brings in the sunshine and fresh ocean breeze. In a tucked-away avenue, 450m to local favourites including Clodeli and Tuga Pastries, this bright and airy low-maintenance haven comes with undercover carport parking on title as well as future potential to develop the exclusive-use roof space (STCA) and is within easy reach of the sheltered waters of Clovelly, the surf action at Coogee Beach and the natural beauty of Gordons Bay. - Top floor Art Deco sanctuary with undercover carport on title - Polished hardwood floors, high ceilings, windows on 3 sides - 2 bright double bedrooms, large main bed with built-ins - Spacious living and dining room with a bright east aspect - French doors to a wide sundeck with valley to ocean views - Custom kitchen by Impala Kitchens, quartz stone benchtops - Quality appliances, Bosch dishwasher, subway tile splashback - Fresh white-tiled bathroom with a frameless glass shower - Scope to develop roof space and create a 2 level home STCA - Common laundry (own appliances), 350m to Bardon Park - 1km walk down to the Coogee Pavilion and Gordons Bay