

# 3/8-10 Flood Street, Bondi, NSW 2026

PPD REAL ESTATE

## Apartment For Sale

Thursday, 28 March 2024

3/8-10 Flood Street, Bondi, NSW 2026

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**



Kenji Fukushima  
0408076899



Alexander Phillips  
0283551117

## Auction 4 May

Be inspired by this boutique Art Deco apartment's house-like proportions, family friendly layout and quality craftsmanship and explore the superb potential for cosmetic transformation. On the sunny northern side of a classic 1930s block of six, the mid-floor apartment is lovely and light with windows on three sides and all its period charm intact. A wide open outlook from the rear captures ocean glimpses with huge windows bringing in the sea breeze while high ornate ceilings and leadlight windows serve as a gracious nod to past. Spread over 102sqm approx, the oversized two-bedroom apartment features two sunrooms with potential to reconfigure the layout to suit. Stroll down to South Bondi village where you'll find everything from surf stores and yoga studios to cocktail bars and bakeries or walk up to Westfield and enjoy a relaxed lifestyle within easy reach of three of Sydney's best beaches.\* Ewloe Hall, a classic Art Deco block of 6\* Fresh, bright and ready to move in\* Mid floor setting on the northern side\* Restored facade, secure terrazzo foyer\* Semi-like layout, only 1 common wall \* North-east aspect, windows on 3 sides\* 2 large bedrooms \* Main with a sunroom/study and built-ins\* Light and airy living room, feature fireplace\* Leadlight windows, ornate 3.1m ceilings\* Dine-in gas kitchen, plentiful workspace\* Rear sunroom capturing ocean glimpses\* bathroom + separate internal laundry facilities\* 102sqm approx. on title, house-like feel \* Comfortable as is with so much potential\* Renovated to suit or live in/rent out \* An affordable alternative to a semi\* Express city bus stop around the corner\* Stroll down to Waverley Park and Oval \* 800m walk to Westfield Bondi Junction \* 850m to Woolworths and The Fruitologist\* Walk down Bondi Road to the beach