

**3/87A Birriga Road, Bellevue Hill, NSW 2023**



**Apartment For Sale**

Friday, 26 January 2024

3/87A Birriga Road, Bellevue Hill, NSW 2023

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**



**PATRICK COSGROVE**  
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**BAYLEY WEBSTER**  
0477767664

## Auction

A superb prospect for professionals and investors, this immaculate Art Deco apartment delivers privacy and serenity alongside a northerly aspect with extensive district views. Designed with only one neighbour on the landing, the top-floor setting feels like a hideaway inviting total comfort and relaxation when hosting guests, or simply unwinding after a busy day. Featuring a light-filled living space and an entertainers' kitchen, the flowing design spills out to a partially enclosed balcony, offering a lovely vantage point from which to gaze over the treetops. This is a classic solid residence, engineered with brick and timber materials and every space presents ceilings adorned with ornate details. Period and modern style points blend with sophistication, while custom joinery assures there is plenty of internal storage. This is a building of only four residences, appealing with a fabulous common courtyard set under northerly sunshine. The title includes a lock-up garage, the space in front can also be used for parking, while buses on the street connect with Watsons Bay and Bondi Junction. Exceptional positioning along Birriga Road places it near street parking, Bellevue Hill Public School and village conveniences. The golf course, Bondi Junction's retail hub and Bondi Beach's lifestyle attractions are all easily accessed. - 2 bed | 1 bath | 2 car - Quality building, sandstone foundations - Intercom, apartment with keyless entry - Neutral palette, polished timber floors - Relaxing balcony designed with benchtop - Bosch oven & Miele induction stovetop - Stovetop facing guests for interaction - Bedrooms set either side of living area - Master features BIR & balcony access - Up-to-date bathroom includes bathtub - Common courtyard + laundry facilities - Short walk to Bellevue Hill village cafes - Downhill stroll to Bondi Beach