

**4/86 Howard Street, Randwick, NSW 2031**



**Apartment For Sale**

Wednesday, 12 June 2024

4/86 Howard Street, Randwick, NSW 2031

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 106 m2**

**Type: Apartment**



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## Buyers guide \$1,700,000

A semi-sized layout, flawlessly crafted interiors and a soothing neutral palette unite in this exquisite top floor apartment to deliver an impeccable coastal sanctuary just an 8-minute walk to Coogee Beach. This art deco, boutique block of 4 is tastefully renovated with no expense spared, it comprises a clever design enhanced by soaring 3.1m ceilings and natural finishes allowing a wonderful sense of space and well-being. Wrapped in windows and bathed in natural light, it features generous living and dining zones warmed in winter by a gas fireplace plus a gourmet induction kitchen with premium Asko appliances. Accommodation consists of three well-proportioned bedrooms all of which are appointed with built-in wardrobes and premium wool carpet. Additional highlights include a chic designer bathroom, ducted air conditioning and Blackbutt timber floorboards throughout. Complete with an invaluable lock-up garage, it is positioned a stroll to quality schools, buses, the light rail and the Spot, shops, dining and the Ritz Cinema.

- Flawlessly crafted and appointed with no expense spared
- Semi-sized design with generous living and dining zones
- Gourmet stone island kitchen, Asko induction cooktop
- Integrated Asko dishwasher, abundant cupboard storage
- Well-sized bedrooms with floor-to-ceiling built-in wardrobes
- Chic fully-tiled designer bathroom, Brushed Brass tapware
- Blackbutt hardwood timber floors, ducted air conditioning
- Gas fireplace, extensive custom storage, 3.1m high ceilings
- Rear access to shared laundry and sunlit communal courtyard
- Invaluable lock-up garage, easy unlimited street parking, security intercom
- Bordering Coogee, 8-min walk to the beach, coastal reserve
- Stroll to the Spot's popular eateries, shops, Ritz Cinema
- Walk to city buses, the light rail, easy access to UNSW
- Potential for future use of attic space (STCA & strata approval)