

# 46 Imperial Avenue, Bondi, NSW 2026

## House For Sale

Wednesday, 17 April 2024

46 Imperial Avenue, Bondi, NSW 2026

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



Paul Langsam  
0412375551



Ben Langsam  
0415967983

## Auction

A rare and exciting opportunity offered in a prime Bondi pocket, this solid double brick home has been lovingly held and maintained by one family for over 50 years and is now ready to inspire a new family legacy. Occupying a substantial 540sqm approx. level block with an extra-wide frontage, this much-loved residence exudes a wonderful sense of space and presents a wealth of potential to recreate/renovate or rebuild your family dream home (STCA). With front-to-rear level access, it features generous proportions with two separate living areas enhanced by high ceilings and polished timber floorboards. There is an expansive stone eat-in kitchen with timber cabinetry, while interiors flow seamlessly to a desirable northeast facing sunny garden with an undercover terrace for alfresco entertaining. It is placed a stroll to Bondi Road's shops, bars and eateries, while enjoying easy access to Bondi, Tamarama and Bronte Beaches & the scenic coastal walk.- Set on 540sqm approx. level block in a highly sought-after street- Generous proportions featuring two separate living areas- Sunny level garden, undercover entertainment terrace- Family-sized eat-in kitchen, Smeg appliances- Oversized bedrooms, polished timber floors, high ceilings- Fully tiled bathrooms, the main with a shower over tub- Internal laundry with storage and direct outdoor access- Side driveway access to expansive double lock-up garage, ample off-street parking- Exciting potential/possibilities to rebuild dream home with room for a pool (STCA)- Ducted air conditioning, motorised driveway gate, alarm- Footsteps to Bondi Road's hip bars, cafés and eateries- Walk to village shops, buses to Bondi Junction, schools- Stroll to Bondi, Tamarama and Bronte Beaches