

# 7/154-156 Beach Street, Coogee, NSW 2034



## Sold Apartment

Thursday, 24 August 2023

7/154-156 Beach Street, Coogee, NSW 2034

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**



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## Contact agent

Complementing impressively large proportions with understated period elegance, this peaceful apartment truly defines laidback Coogee living. Elevated privately within 'The Warwick', one of Beach Street's most iconic and sought after buildings, the property reveals so much to love beyond its classic San Franciscan inspired facade. Leading through, the bright oversized lounge room integrates with a versatile dining area overlooking Grant Reserve to the blue water beyond. The kitchen is fitted with modern appliances, while both bedrooms ensure plenty of room for queen beds. Each and every space feels open and airy, blessed with blissful coastal breezes and soft natural light. Readymade for a homeowner to enjoy or an investor to lease out, the residence is a rare purchase opportunity in a very tightly held building. With all of Coogee's renowned attractions buzzing metres from your doorstep, you're set to indulge in a cosmopolitan beachside lifestyle. Stroll over for a seaside coffee at Barzura, cocktail at Coogee Pavilion, a tasty bite at the latest hotspot Louie or of course start your morning with a fresh dip in the ocean. You'll find convenience in Coogee Bay Road's shopping strip just a short walk away, as well as buses, Wylie's Baths, kids playground, the dog park and so much more all right at your fingertips. - Living room set beneath high and beautifully retained ornate ceilings - Character filled dining/sitting area with heritage tiled floors and bay windows framing ocean outlooks - Stone topped kitchen has gas stove and casual breakfast bar - Both bedrooms have sash windows and built-in robes - Well sized airy bathroom features tub/shower and frosted windows - Perfect for a couple, professional or savvy investor - The coastal walk is just a stone's throw from your very door - Surrounded by cool bars like Little Jack Horner, Coogee Wine Room and the new Bathers Coogee - Minutes from The Spot, POW Hospital, the light rail and great schools

Water Rates: \$173.29 per quarter approx. Council Rates: \$418.57 per quarter approx. Strata Levies: \$1,680.75 per quarter approx. Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.