

7/30-32 Birriga Road, Bellevue Hill, NSW 2023



Apartment For Sale

Saturday, 3 February 2024

7/30-32 Birriga Road, Bellevue Hill, NSW 2023

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Michael Pallier
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Auction

In a secure solid brick block of eight, this two-bedroom apartment shares the second floor with only one other, offers refreshed interiors featuring a single common wall and radiates a welcome sense of space, style and low maintenance luxury in one of Bellevue Hill's most desirable settings. Generous proportions bathed in light combine with two alfresco areas for entertaining plus dual parking and the blue chip location for an effortless lifestyle. The apartment captures leafy outlooks from its elevated vantage point, with spacious living and dining flowing to a north rear terrace not looked into by any neighbouring buildings. There's a modern kitchen appointed with stainless-steel appliances, while both bedrooms – including master with ensuite – have access to a front facing balcony. A full bathroom and separate European-style laundry complete the excellent floorplan. Perfect as an executive retreat, downsizer or investment, the apartment is ideally positioned for enjoying everything Bellevue Hill and surrounding suburbs have to offer. It's in a celebrated pocket a short walk from the village hub, with renowned Cooper Park nearby, transport links in close proximity and easy access to Royal Sydney and Woollahra Golf Courses, Double Bay, Bondi Beach and some of Sydney's finest schools. - Gated entry with level/ramp access from the street, video intercom, lift, basement auto tandem garage and secure visitor parking spaces- Private alarm system, high ceilings, ample light, ducted r/c air conditioning, fresh paint, quality floorboards and plush new carpet- Spacious living/dining and open plan Caesarstone kitchen flow to a sizeable north rear terrace featuring a lush outlook- Kitchen offers a full complement of quality appliances including dishwasher and gas cooktop and has plenty of storage space- Two bedrooms featuring built-in wardrobes with ensuite to the master; both bedrooms open to a front-facing terrace with a green vista- Fully tiled bathroom providing a frameless glass shower and bath featuring spa jets; separate European-style laundry including a dryer- Short walk to scenic Cooper Park, transport, and village shops and cafes along nearby Bellevue Road- 350m to Bellevue Hill Public School, proximity to Scots Prep and Rose Bay Secondary College; minutes from Double Bay, Bondi Junction and beaches 146sqm (approx.) of living including balconies 176sqm (approx.) on title Strata Levies: Admin Fund: \$1,205.95 per quarter (approx.) Capital Works: \$1,395.35 per quarter (approx.) Total Levies: \$2,601.30 per quarter (approx.)