

# 7/4 Birriga Road, Bellevue Hill, NSW 2023

PPD REAL ESTATE

## Apartment For Sale

Friday, 24 May 2024

7/4 Birriga Road, Bellevue Hill, NSW 2023

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**



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## Buyers Guide \$1,600,000

Bespoke luxury meets Art Deco grandeur in this newly reimagined apartment to deliver a sophisticated boutique residence on the edge of Bellevue Hill village between the coastal playgrounds hubs of Bondi Beach, Bondi Junction and Double Bay. On the top floor of the newly upgraded Inverness, the house-sized apartment has been gutted and restored to its former glory showcasing meticulous attention to detail. A muted palette underscores a feeling of calm with herringbone Oak floorboards unifying the interiors and elegant curves as a nod to its c1930 heritage. Occupying half of the top floor of the block of 10 and featuring no common walls, the three-bedroom apartment has been opened up to create a statement kitchen with slimline Shaker joinery throughout for a cohesive feel. High ornate ceilings and restored sash windows and doors set a mood of timeless elegance while a luxurious bathroom and guest powder room make for comfortable living. Capturing views over picturesque Bellevue Park and Rose Bay and featuring invaluable double parking including a lock-up garage, the 101sqm approx apartment is just 300m to Cooper Park's nature trails and bushwalks and 1km to Westfield Bondi Junction. New DA approved plans for a 40sqm master bedroom with WIR, ensuite and balcony.

- Half a floor of a grand c1930 Art Deco block
- Revived block of 10 opposite Bellevue Park
- A contemporary twist on classic Art Deco
- Restored period features, flawless finishes
- Herringbone Oak flooring, ornate ceilings
- Windows on three sides, no common walls
- 3 large bedrooms with custom built-ins
- Custom Talostone kitchen in Calacatta Gold
- Curved island bench, fluted glass cabinetry
- 750mm Smeg oven, 5 burner gas cooktop
- Integrated dishwasher, Blum cabinetry
- Elegant living and dining rooms
- Wide skirting, architraves and cornices
- Luxurious bathroom, fluted glass shower
- Venetian plaster wall tiles, custom vanity
- Carrara marble floor (underfloor heating)
- Powder room, separate internal laundry
- All new wiring and plumbing, mood lighting
- Lock-up garage plus extra parking spot (not on title)
- New DA approved plans for a second level
- 2nd level with views from Manly to Bondi
- An easy 1.5km walk down to Bondi Beach