

**9/203 Birrell Street, Waverley, NSW 2024**

PPD REAL ESTATE

**Sold Apartment**

Monday, 30 October 2023

9/203 Birrell Street, Waverley, NSW 2024

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Contact agent

With one of the best positions in the block and views that will never be built out, this newly refreshed apartment is set in the quiet rear wing of a tightly held block of 12 right on the border of Bronte. Sweeping views over the gully to the ocean set the scene for a relaxed beachside lifestyle with huge windows maximising the vista and bringing in the fresh ocean breeze. Offered for the first time in 20 years, the oversized apartment is perfect to move straight in with a great layout featuring separate living and bedroom zones and a full-width sunroom overlooking the ocean that's perfect as a work from home space or chillout lounge. Fresh and bright with windows on three sides and only one small common wall, the mid-floor apartment is incredibly peaceful and comes with a lock-up garage at the rear of the block. Secluded from the street with a secure entry shared by six, this is a great place to live an easy walk down to Bronte Beach, the surf at Tamarama or along the coast to Icebergs Pool and Bondi Beach. -?Rear wing position on the mid floor-?Wide views over Bronte to the ocean-?Leafy tranquillity, fresh sea breezes -?Newly refreshed and in top condition-?Clean lines, well-proportioned interiors-?2 double bedrooms with built-in robes-?Full-width sunroom, study/sitting room-?Renovated kitchen with an ocean view-?Stainless steel appliances, Smeg cooker-?Renovated bathroom, double shower-?Stone-topped vanity, separate W.C. -?Polished hardwood floors, new carpet-?Lock-up garage, 50m to the 360 bus-?Ready to move straight in or rent out-?Scope to add your own stamp of style-?Walking distance of 3 top surf beaches-?Bronte Public School catchment area-?150m to Waverley Park and sports fields-?Walk down the street to Tamarama Beach-?600m to South Bondi village and Woolies