

**4/45 Bishops Avenue, Randwick, NSW 2031**



**Apartment For Sale**

Monday, 1 July 2024

4/45 Bishops Avenue, Randwick, NSW 2031

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Michael Levy  
0419177277

## Auction

Wonderfully located right on the border of Randwick and Clovelly and only a short walk to the popular Clovelly shopping village, cafes, beach and transport, this stylish 2 bedroom apartment is ideal for first home buyers and astute investors. You can take off in one direction and enjoy a nice walk around Centennial Park, or head the other way to meet up with friends for a coffee at the nearby cafes. Perfectly situated on the second floor in a small delightful block of 6, this peaceful and private apartment consists of:

- 2 generous bedrooms, both with built in robes and air conditioning
- Sun-drenched North facing living room
- Large modern gas kitchen with dishwasher
- Well appointed bathroom with frameless glass shower
- Virtually no common walls
- Handy internal laundry
- Small block of only 6
- Rental potential of \$900 - \$1,000pw
- Lock up garage

In exceptional condition throughout and boasting a sunny and breezy North East aspect, here is an outstanding opportunity to break into this popular, tightly held locale. AUCTION: Saturday 27 July, On Site at 2.00pm INSPECT: Thursday & Saturday 10.00 - 10.30am DETAILS: Michael Levy on 0419 177 277 If you are currently not in a position to purchase and need to sell first, I would be more than happy to provide you with a confidential, no obligation market appraisal for your property. Please do not hesitate to call me on 0419 177 277 for a refreshing, personalised approach to selling real estate.