

**6/36 Coogee Bay Rd, Randwick, NSW, 2031**

**PPD REAL ESTATE**

**Apartment For Sale**

Friday, 9 August 2024

6/36 Coogee Bay Rd, Randwick, NSW, 2031

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## **An Oversized Apartment With Wide Valley Views Between The Beachfront And The Spot**

Freshly schemed interiors, wide valley views and a sunny aspect capture the essence of low-maintenance coastal village living in this boutique apartment. Set to the quiet rear of a well maintained double-brick security block, the superbly proportioned apartment holds a prized lifestyle address with Coogee Beach at one end of the street and Randwick town centre at the other and just 500m to the High Street light rail and The Spot's dining hub. Larger than most one-bedroom apartments, there's an uplifting sense of light, space and air with views that are beautiful by day and captivating by night. Clean lines, contemporary finishes and parking on title make this a superb entry to the Coogee market or a prime low-maintenance investment in an area of ever-strong rental demand on the edge of Randwick's world-class medical and education hub.

- Well-kept security block of only 14
- Quiet and private rear of block setting
- Bright east aspect, ocean breezes
- First floor, only one flight of stairs
- Clean lines, polished timber floors
- King-sized bedroom with built-ins
- Plush new carpet, large windows
- Spacious glass-fronted living/dining
- East facing balcony with valley views
- Streamlined kitchen, stone finishes
- Separate adjoining internal laundry
- Freshly schemed bathroom with a bath
- Lock-up garage, 80sqm approx on title
- An easy walk down to the sand and surf
- Stroll to The Spot, 550m to Ritz Cinemas