

**13 Avoca Street, Bondi, NSW, 2026**

PPD REAL ESTATE

**House For Sale**

Thursday, 29 August 2024

13 Avoca Street, Bondi, NSW, 2026

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## **A Vintage Original In SoBo's Best Neighbourhood, A Deceased Estate With Dual Street Frontage - Parking Via Coulton Street**

With its wide leafy streetscape and beautiful period homes, it's little wonder that Avoca Street is renowned as the best in South Bondi with the celebrated cafe and social scene at the top of the cul-de-sac and a friendly community spirit that makes families lay down roots. One of the last original homes on the wide avenue, this family classic is set on a deep level block with dual street frontage and garaging via Coulton Street. Lovingly held and maintained by one family for 39 years, the deceased estate offers a perfect opportunity for transformation with scope for a second level addition as well as double parking (STCA). A solid double-brick build, 6m frontage and soaring ceilings deliver the ideal foundations for renovation with potential for a luxurious contemporary beach house. Be inspired by neighbouring homes and explore the possibilities in a top spot, 450m to Bondi Public School and Montessori East with cafes, burger joints and top-notch restaurants all footsteps from the door making day to day living a dream.

- \*[?](#) An authentic Bondi classic built c1915
- \*[?](#) Available for the first time in 39 years
- \*[?](#) Freestanding to the north, 6m frontage
- \*[?](#) Sunny level block, dual street access
- \*[?](#) Wide forecourt and corbel arch hall
- \*[?](#) 3 large bedrooms, 2 with built-ins
- \*[?](#) 3.2m ceilings, loads of natural light
- \*[?](#) Living room with a marble fireplace
- \*[?](#) Solid timber herringbone flooring
- \*[?](#) Big and bright family kitchen/diner
- \*[?](#) Sunroom or study, level backyard
- \*[?](#) Quiet spot with no through-traffic
- \*[?](#) Lock-up garage via Coulton Street
- \*[?](#) 2 bathrooms and an internal laundry
- \*[?](#) Scope for a 2nd level addition STCA
- \*[?](#) Friendly beachside neighbourhood
- \*[?](#) 100m to Bondi Road's village hub
- \*[?](#) Walk to Tamarama and Bondi Beaches
- \*[?](#) 250m to the Fruitologist, 450m to Totti's
- \*[?](#) 350m to Bondi Public and Montessori