

# 25A Roe Street, North Bondi, NSW, 2026



## House For Sale

Monday, 5 August 2024

25A Roe Street, North Bondi, NSW, 2026

**Bedrooms: 4**

**Bathrooms: 3**

**Type: House**



Evan FY Cheung

## Idyllic Family Home with Tropical Garden Oasis in Sought-After North Bondi Street

Beautifully renovated for contemporary comfort and ease of living while retaining the home's original period appeal, this oversized semi delivers an idyllic family sanctuary in a sought-after North Bondi pocket.

Warm and welcoming and flooded with natural light, it reveals generous proportions offering multiple living areas plus a separate dining room and four bedrooms altogether, perfect to accommodate families of all ages.

A gourmet stone island kitchen is equipped with Smeg gas appliances including a six-burner gas cooktop, while the spacious living area transitions seamlessly to fabulous alfresco entertaining with a pergola followed by a private sun bathed courtyard and tropical garden oasis.

The upper-level comprises three well-proportioned bedrooms, all of which are appointed with built-in wardrobes, while the master features a chic ensuite and opens to a Juliet balcony. Both the deluxe main bathroom and ensuite are new and the main features a bath, while there is a third bathroom on the lower level plus an internal laundry. A fourth lower-level bedroom is ideal for guests/in-laws and is appointed with exquisite original ornate ceilings while extending to a north facing sunny courtyard.

The home has been freshly painted internally and externally and features brand-new carpet on the staircase and upper level, while there is split-cycle air conditioning in all the bedrooms and living area plus vast attic storage. It presents outstanding potential to extend as neighbouring properties and for off-street parking if desired (STCA).

With buses at the end of the street, it is positioned within walking distance to quality schools, Woollahra Oval, parks and playing fields, Rose Bay village shops, cafés and minutes to Bondi Beach.

- 4 bed, 3 bath
- Generous proportions with separate living and dining areas
- Effortless flow to superb alfresco entertaining with pergola
- Private sun bathed courtyard amid lush tropical gardens
- Gourmet chef's kitchen, six-burner Smeg gas cooktop
- Smeg appliances, b/bar, dishwasher, ample storage
- Well-sized bedrooms, three appointed with built-in robes
- Two deluxe brand-new bathrooms tiled floor-to-ceiling
- Master with ensuite opens to sunny balcony overlooking rear
- Bedrooms plus living area with split-cycle air conditioning
- Lower-level bed/second living opens to n/facing courtyard
- Polished timber floorboards, high ceilings, great storage
- Beautiful ornate ceilings and original timber floorboards
- Classic original timber framework and picture rails
- Third bathroom and internal laundry, skylit staircase
- Freshly painted internal and external, brand-new carpet
- Outstanding layout ideal for multi-generational living
- Plenty of on-street parking with scope for off-street (STCA)
- Extensive attic storage, potential to extend further (STCA)
- Minutes to the iconic Bondi Beach, buses at end of street
- Walk to Rose Bay village, popular cafés, quality schools
- Easy access to Rose Bay foreshore, ferries, Woollahra Oval