

33 Bon Accord Avenue, Bondi Junction, NSW 2022



House For Sale

Thursday, 11 July 2024

33 Bon Accord Avenue, Bondi Junction, NSW 2022

Bedrooms: 3

Bathrooms: 2

Area: 240 m2

Type: House



Nick Scarf

0299133200

Auction: 1st Viewing 2pm Saturday

More photos and floor plan available tomorrow. Offered for the first time in almost 30 years, this is indeed, a very, very fine house - low on pretension and brimming with potential. There's room for two cats in the yard (of the furry type or EV type*), and the benefits of the rear access via Kenilworth Lane cannot be overstated. A quaint, instantly appealing, facade 'screams opportunity' as does the spacious and comfortable, single level floor plan, comprising three bedrooms, main & ensuite bathrooms and a wonderful 'great room' flowing out to a delightful patio and garden. And if you need more space, there are many examples of second storey additions within the immediate neighborhood. Key features include:

- First time offered in almost 30 years
- Kitchen and bathrooms ripe for renovation
- Great room opens to wide, covered patio and enclosed garden
- Comfortable master bedroom has walk-in robe and ensuite
- Three (3) bedrooms; Two (2) bathrooms
- Reverse cycle air conditioning in great room
- Eco-friendly Ventis home ventilation system to bedrooms
- Vehicle access via Kenilworth Lane (STCA*)
- Short easy walk to Bondi Junction, Waverley Park and Bellevue Hill Public School

Savvy property people will quickly identify the lifestyle appeal and upside opportunity within this genuine Junction gem. Call Nick Scarf - 0411 197 486 Details

Total Lot Area: 240.2 sqm Council Rates: \$1769.60 pa Water Rates: \$760 pa + usage

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