



Modern Family Semi With Sunny Landscaped Garden Set In World Class Locale

Sold

Blue chip Real Estate set in a premier part of a wide family friendly street, this superbly renovated semi is a level stroll to the iconic Bondi Beach, Seven Ways shops, Shuk cafe' and all that Bondi dining/fashion/retail hub has to offer. Beautifully redesigned for modern living, the immaculate, sun drenched 6.2M wide home features 3 bedrooms, sleek bathroom and modern extension with open-plan Caesarstone kitchen, central dining zone and large living area flowing seamlessly to a level landscaped garden with sunny north-east aspect. Some of the attractive features include high ceilings with new skylights, new floorboards, new b/in wardrobes in all bedrooms, storage, concealed laundry, ducted r/c air-con, Jetmaster fireplace, back-to-base alarm, plantation shutters and attic storage/seperate study. Standing on a deep block with off-street car space, the property offers an exciting opportunity to add second level (STCA) and add value or enjoy as it is with every modern luxury one might expect. It is in the catchment for Bondi Beach Public School, close to excellent private & public schools, and a short bike ride to Rose Bay ferry wharf for an easy commute to the city. Not only is this property perfectly suited to a growing family wanting to be in a world class location, it is also a down-sizer haven, with easy one level living and great access.

- Premier section of prized tree-lined street
- Opportunity to add second level (STCA)
- 2nd parking spot via driveway
- Spacious living & dining area flows to renovated garden
- Living area w b/in cabinet & Jetmaster f' place
- Caesarstone kitchen w wide island bench
- Miele dishwasher; plenty of kitchen storage
- Smeg s/steel gas cooktop; Ilve s/steel oven
- 3 spacious bedrooms, all w b/in wardrobes
- Concealed laundry; plantation shutters
- Ducted r/c air-con; back-to-base alarm



Sebastian Maxwell
Licensed Real Estate Agent

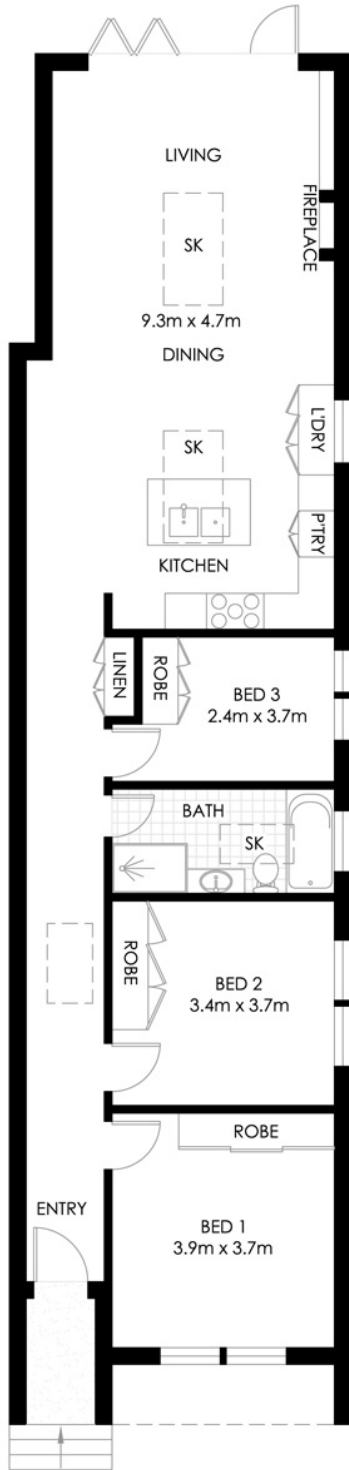
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Amenities

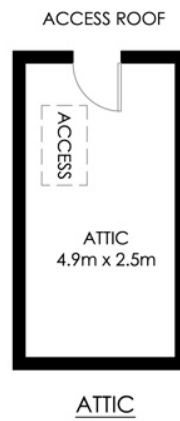
- Garage

- High ceilings; polished wide floorboards
- Skylit attic accessed by pull-down ladder
- Sleek bathroom w bath & separate shower
- Private landscaped garden w sunny NE aspect
- Gated side path w clothesline & bike storage
- Landscaped entry forecourt w car space
- Walk to beach, cafes, shops, schools, buses
- Catchment area for Bondi Beach Public School

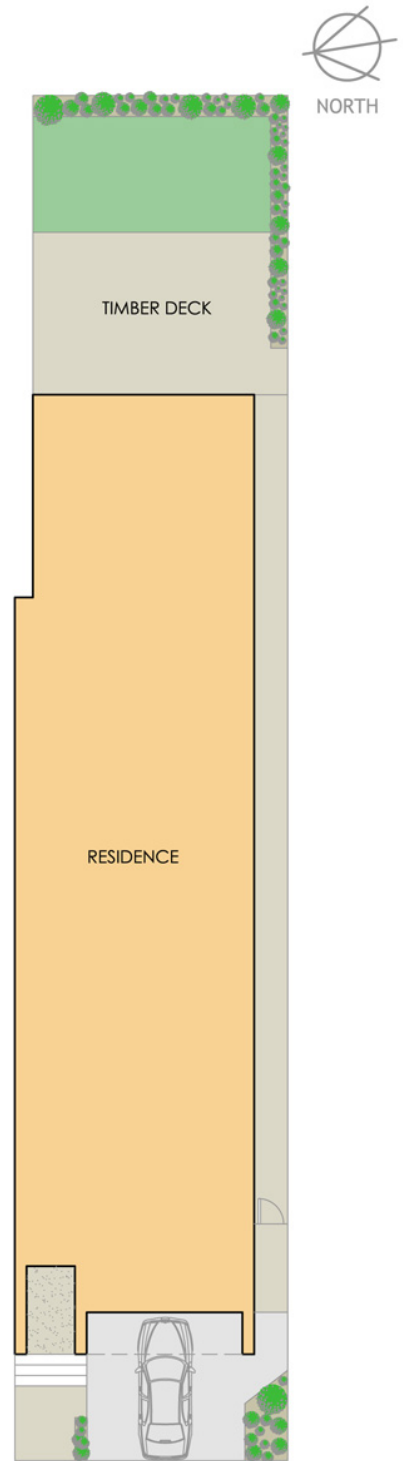
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FLOOR PLAN



ATTIC



SITE PLAN



36 Glenayr Avenue, North Bondi

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