



**Luxury New Apartment With Terrace + Parking
Tranquil Rear Position In Premium Building
Close to Bondi Beach**

FOR SALE

Access Via 236 Old South Head Road, Bellevue Hill
Visitors parking is available during the open for inspection

Designer interiors with high-end finishes capture the essence of coastal luxury in this oversized one-bedroom apartment set at the quiet rear of Modulus, a new boutique building of 10 residences. With premium quality construction, the block includes a glass-walled lift, secure parking and lobby entrance on Yawang Lane, and a pedestrian path between Birriga Road and Old South Head Road at the border of Bellevue Hill and Bondi.

Positioned to enjoy an idyllic Bondi lifestyle with a short stroll to Hall Street village and 10 minutes walk to the beach, this generously proportioned apartment has an easy indoor-outdoor flow to a wraparound north-facing terrace. Impeccably appointed with no expense spared, the apartment features a wide entry hall, Calacatta marble gas kitchen, open-plan living/dining, double bedroom, large bathroom, concealed laundry, ducted r/c air-con, secure car space and lock-up storage.

- + Wraparound terrace w sunny north aspect
- + Living/dining area flows to alfresco terrace
- + Calacatta marble kitchen w breakfast bench
- + State-of-the art PITT 3-burner gas cooking
- + Miele wall oven, microwave and dishwasher
- + Double bedroom w built-ins and ceiling fan
- + Designer bathroom w frameless glass shower
- + Concealed laundry w washtub & storage
- + Italian stone floors; modern designer lighting
- + Custom roller blinds (sheer and block out)
- + Ducted r/c air-con; generous b/in storage
- + Secure car space; separate lock up storage
- + Level lift access to lobby and parking area

Upcoming inspection

- Thu 17 Oct 10:00 am to 10:30 am
- Sat 19 Oct 11:45 am to 12:15 pm



Aaron Stern
Sales Executive to Team
Zoellner

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Maggie Tang
Licensed Real Estate Agent

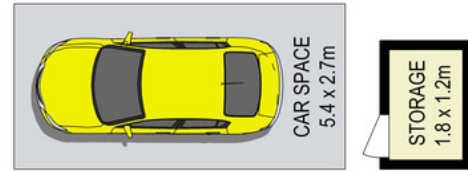
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Amenities

- Garage

Auction Tue 1 October 6.00pm
Domain Auction House Double Bay
View Wednesday & Saturday 12.30 – 1.00pm

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Laing + Simmons Double Bay



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8 / 1 Yawang Lane, Bellevue Hills

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