

# 7/18 Small Street, Woollahra, NSW, 2025



## Apartment For Sale

Saturday, 9 November 2024

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**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Matthew Kemeny

## North Facing House-Sized Apartment with Serene Cooper Park Backdrop

Set against a lush green backdrop overlooking Cooper Park and flooded with northern light, this incredible house-sized apartment delivers an idyllic sanctuary of privacy and tranquillity in a peaceful Woollahra enclave.

Impressive in scale and finished with appointments of exquisite Travertine and marble, it reveals a clever design with floor-to-ceiling glass allowing an intimate connection to the natural surrounds while drawing the sunshine in.

A gourmet marble island kitchen is equipped with premium Gaggenau and Miele appliances, while vast open plan living and dining areas enjoying seamless transitions to a superb full-width sun washed balcony allowing effortless alfresco entertaining.

Accommodation comprises two well-sized bedrooms which are ideally positioned at opposite ends of the apartment to maximise peace and privacy. Both bedrooms enjoy access to the balcony and the main features a walk-in wardrobe and a deluxe ensuite with a separate bath and shower.

Additional features include a stylish two-way bathroom/ensuite to the second bedroom, a large internal laundry, ducted air conditioning, integrated sound, plantation shutters and extensive custom storage.

Nestled within 'Park Terrace' amid beautifully landscaped gardens and with access to a sun bathed complex swimming pool, this solid full-brick residence is immediately liveable and ready to enjoy as is, while it offers exceptional potential to enhance further and put your creative stamp.

Complete with lift access to street and parking, it is positioned just a ten-minute walk to Westfield's retail and entertainment hub, Bondi Junction Station and bus terminal, while enjoying easy access to prestigious schools, buses and Bondi Beach.

- 2 bed, 2 bath, 1 car
- House-sized layout with generous living and dining areas
- Floor-to-ceiling glass frame serene green treetop outlooks
- Ideally oriented to the north & flooded with natural light
- Superb full-width entertainers' balcony bathed in sunshine
- Gourmet marble island kitchen, b/bar, extensive storage
- Gaggenau appliances include gas and electric cooktops
- Integrated Miele dishwasher, ducted air conditioning
- Travertine tiling indoors and balcony, carpeted bedrooms
- Both bedrooms enjoy access to the sun washed balcony
- Main with walk-in robe, stylishly appointed full ensuite
- Second bed w/ built-in robe & access to two-way bathroom
- Integrated sound, plantation shutters, internal laundry
- Lift access to street parking, visitor parking
- Residents enjoy access to landscaped gardens & pool
- 10-min walk to Westfield's vibrant retail/entertainment hub
- 10-min walk to Bondi Junction Station and bus terminal
- Easy access to premier schools, Bondi Beach, CBD