

45 Bondi Rd, Bondi Junction, NSW, 2022

PPD REAL ESTATE

House For Sale

Monday, 25 November 2024

45 Bondi Rd, Bondi Junction, NSW, 2022

Bedrooms: 6

Bathrooms: 6

Parkings: 1

Type: House



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A Creative Take On The Classic Aussie Beach House At The Gateway To Bondi, Dual Street Frontage, High Yielding Investment

Part of landmark row of Edwardian homes at the gateway to Bondi Beach, this two-storey home has undergone a down-to-the-studs reinvention that combines the essence of a family beach house with the luxury and amenity of a boutique hotel. Conceived as the ultimate environment to live, work and play, the five-bedroom home has been recreated from a shell to create a sense of cohesion across both levels while delivering a highly flexible layout ideal for the large or multi-generational family. The material palette is deliberately restrained with finishes in American Oak and Carrara marble that bring a sense of presence and permanence while paying homage to the original build. Six spacious bedrooms, four ensuite, are spread over the two levels with a choice of living areas and an oversized garage designed to double as extra entertaining space. Cathedral ceilings bring a new dimension to the sunlit upper level with an entertainer's kitchen, daybed and deck creating the ultimate chillout space. Rebuilt from the ground up, this remarkably versatile beach house is fully air conditioned with three-phase power and designed to function independently or as two private whole-floor residences (separately metred). Walk down to South Bondi village and the beach or across to Westfield's retail hub and Bondi Junction's urban playground.

- * Dual street access, 6m wide frontage
- * North-facing with a sunny front deck
- * Traditional marble-tiled entry portico
- * American Oak floors, ornate ceilings
- * Elegant archways, lofty skylit ceilings
- * 6 bedrooms with built-ins over 2 levels
- * 4 with an ensuite, marble-finished baths
- * Primary suite with a sun-filled study
- * Can function as 2 self-contained homes
- * Separately metred for services and air
- * Handcrafted oak and brass staircase
- * Beautiful natural light and cross flow
- * Living room with a streamlined gas kitchen
- * Upper level living with cathedral ceilings
- * Sleek kitchenette and a built-in daybed
- * Media lounge with streamlined joinery
- * 15sqm storage loft or chillout lounge
- * 6 bathrooms, Carrara marble finishes
- * Commercial-grade air, 3-phase power
- * 33sqm approx garage via Dalley Street
- * Built-in storage and board/bike racks
- * New Guinea Rosewood framed doors