



5/17 Ramsgate Avenue, Bondi Beach

## Two-level semi-style living, footsteps from Bondi Beach

Designed with the feel and separation of a semi, this distinctive two-level residence delivers an exceptional amount of space in one of Bondi Beach's most tightly held settings. With separate living zones across both floors, three bedrooms plus a versatile sunroom and generous house-like proportions throughout, it offers the flexibility of a home without giving up the ease of apartment living.

Set in a character block of just six, the residence combines timeless appeal with a series of considered updates, while leaving scope to further personalise and make it your own. The upper level provides a spacious retreat-like zone, while the home's generous storage and practical layout add to its everyday appeal.

Then there's the location. Bondi Beach Public School and the weekend markets are virtually on the doorstep, with Depot Cafe, Harry's and Bondi's favourite local cafes and village spots all within easy reach. The beach is quite literally footsteps away.

A rare combination of space, flexibility and position, right in the heart of Bondi Beach.

3 1 0

### AUCTION

Mon 2nd Nov @ 5:00PM

### VIEW

Thu 22nd Oct @ 10:30AM - 11:00AM

### AGENTS

Hamish McMaster  
0422 036 529  
hamish@ljhbondibeach.com.au

### AGENCY

LJ Hooker Bondi Beach  
0434 921 628

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

- Classic character residence in a boutique block of six
- Two spacious levels with distinct living zones
- Three bedrooms plus versatile sunroom
- Generous upper-level retreat
- Plantation shutters and mirrored built-in robes
- Well-maintained bathroom with bathtub, separate laundry
- Updated kitchen with gas cooking
- Excellent storage and house-like proportions
- Access to a shared garden
- Footsteps to Bondi Beach Public School and weekend markets
- Moments to Depot Cafe, Harry's and local village amenities
- Footsteps to Bondi Beach

## MORE DETAILS

Property ID                      2KC1F8N  
Property Type                  Other

**Hamish McMaster 0422 036 529**  
Principal | hamish@ljhbondibeach.com.au

**LJ Hooker Bondi Beach 0434 921 628**  
74 Hall Street, BONDI BEACH NSW 2026  
bondibeach.ljhooker.com.au | dan@ljhbondibeach.com.au

