

2/17 Berwick Street, Coogee

A One-Of-A-Kind Just Minutes from Coogee Beach

Enjoying a top floor position in a boutique block of three, 2/17 Berwick Street is being presented to the market for the first time since 2007. Offering a rare combination of house-like proportions, lifestyle, and the ultimate Coogee lifestyle just minutes from the sand, a unique opportunity not to be missed.

Step inside to discover light-filled interiors with a well-proportioned layout, designed for relaxed living and entertaining. The expansive living and dining areas flow seamlessly to a sunlit courtyard while bedrooms are generously sized and fitted with built-in robes. A neat kitchen and bathroom provide comfortable living now, with clear scope to update and further capitalise.

A unique offering that combines lifestyle and opportunity, ideal for both owner-occupiers seeking a coastal haven and astute investors looking to secure a blue-chip address. Opportunities like this are seldom found and not to be missed.

- Stylishly renovated with high ceilings and rich timber floors
- Generous open-plan living and dining with great natural light
- Sleek gas kitchen with stone benchtops & loads of storage
- Three large bedrooms, master with modern ensuite

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.

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AUCTION

Sat 11th Oct @ 11:15AM

VIEW

Wed 8th Oct @ 4:00PM - 4:20PM

AGENTS

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AGENCY

LJ Hooker Double Bay

(02) 9185 2816



- Two contemporary bathrooms and full internal laundry
- " Single lock-up garage
- " Approx. 243m² of internal space on a 481m² block (approx.)
- Situated in Randwick Council
- Zoned for Coogee Public, Randwick High School and other highly desired schools
- Fast NBN (HFC) and strong 5G coverage

MORE DETAILS

Property ID	2AJHYY
Property Type	House
House Size	274 m2
Land Area	274 m2
Including	Study
	Air Conditioning
	Intercom
	Courtyard
	Secure Parking
	Area Views
	Close to Schools
	Close to Shops
	Close to Transport
	Security System

Aaron Del Monte 0447 144 434

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Kevin O'Kane 0449 960 940

Property Partner | kevin@ljhdouletbay.com

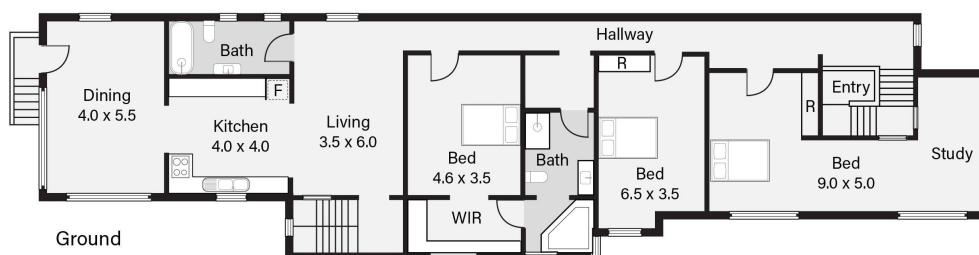
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38 Ocean Street, WOOLLAHRA NSW 2025

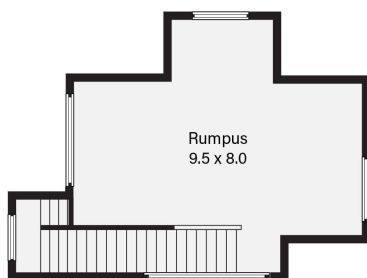
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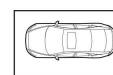
LJ Hooker



Ground



Level 1



Garage

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HEREIN IS OBTAINED FROM SOURCES WE BELIEVE TO
BE ACCURATE. IF INTERESTED PERSONS SHOULD MAKE
THEIR OWN ENQUIRIES.