



**45 Simpson Street Bondi NSW**

3 2 2

Situated in a highly sought after, peaceful, leafy enclave, lies this impeccably refurbished Californian bungalow suited to family living.

**View :** <https://www.rwbb.com.au/lease/nsw/eastern-suburbs/bondi/residential/house/5931721>

Features include:

- ? Three large bedrooms with built-ins (main with a travertine ensuite)
- ? Additional study room, perfect for small home office
- ? Large, expansive living and dining space which encompasses an enormous Corian Smeg gas kitchen, suited for Kosher living
- ? Bi-folding doors open to a travertine-paved, outdoor dining terrace and a deep grassed sun-soaked garden
- ? Modern marble bathroom
- ? Double parking with level access
- ? Hard wearing bamboo floors



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