



**Bondi Junction, NSW**  
33 Bon Accord Avenue

**3** BED **2** BATH **0** CAR **RE/MAX**®

**Successfully SOLD by Nick Scarf - 0411 197 46**  
Junction Gem

Offered for the first time in almost 30 years, this property is low on pretension and brimming with potential.

There's room for two cats in the yard (of the furry type or EV type\*), and the benefits of the rear access via Kenilworth Lane cannot be overstated.

The instantly appealing facade 'screams opportunity' as does the spacious and comfortable, single level floor plan, comprising three bedrooms, main & ensuite bathrooms and a wonderful 'great room' flowing out to a delightful patio and garden.

**SOLD**  
**Council Rates:** \$1,770/year (approx)  
**Contact:** Nick Scarf  
0411197486  
**Type:** House  
**Sold Date:** 03/08/2024  
**Land:** 240.3m<sup>2</sup>  
<https://www.propertyspecialists.com.au>