

# Laing+Simmons | Bondi Junction



## Sydney Eastern Suburbs Property Guide

### 4&5/2 Paul Street Bondi Junction

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# Laing+Simmons | Bondi Junction



## Robert Paridis Principal/Director

Robert Paridis knows every road, side-street and alley-way in Bondi Junction. He personifies the local focus the team at Laing+Simmons Bondi Junction prides itself on.

Robert has been in the industry for nearly three decades. In this time his attention has never wavered from the Eastern Suburbs market, which immediately provides his clients with a compelling advantage when buying or selling.

His high level of repeat customers and many word-of-mouth referrals prove the point. Robert balances a positive, proactive attitude with energy and enthusiasm to ensure no stone is left unturned in securing the best result for you. Robert has a keen eye for detail, is an expert at structuring smart campaigns and can optimise social media platforms to cut through background noise and get results.

This drive extends to his own professional development. A true property professional, Robert has formal qualifications as a Registered Valuer, Licensed Builder and Finance Broker in addition to his real estate nous.

# Laing+Simmons | Bondi Junction



## Steve Brajak Sales Executive

Locally based and internationally experienced, I cover all the bases to achieve the best price for your home. Providing dedicated property sales services and with excellent local knowledge, I am your Eastern Suburbs Real Estate specialists.

After a diverse international career in property development, I am excited to be back in Sydney's Eastern Suburbs, working closely with the local community. It is my goal to deliver specialist advice, calm guidance, and clear communication throughout your property sale, whether you're selling a residential home or commercial premise.

My clients know me for my wide-reaching client database, my tenacity, and my ability to exhaust all avenues when searching for the right buyer. I draw on my corporate property development experience to take a highly professional approach, paying close attention to detail and creating personally tailored property campaigns.

As well as selling houses and apartments to individual buyers, I am able to guide my

# Laing+Simmons | Bondi Junction



## 4/2 Paul Street Bondi Junction

Located in small security block of 6, this apartment has had no expense spared, with ample natural light throughout the unit.

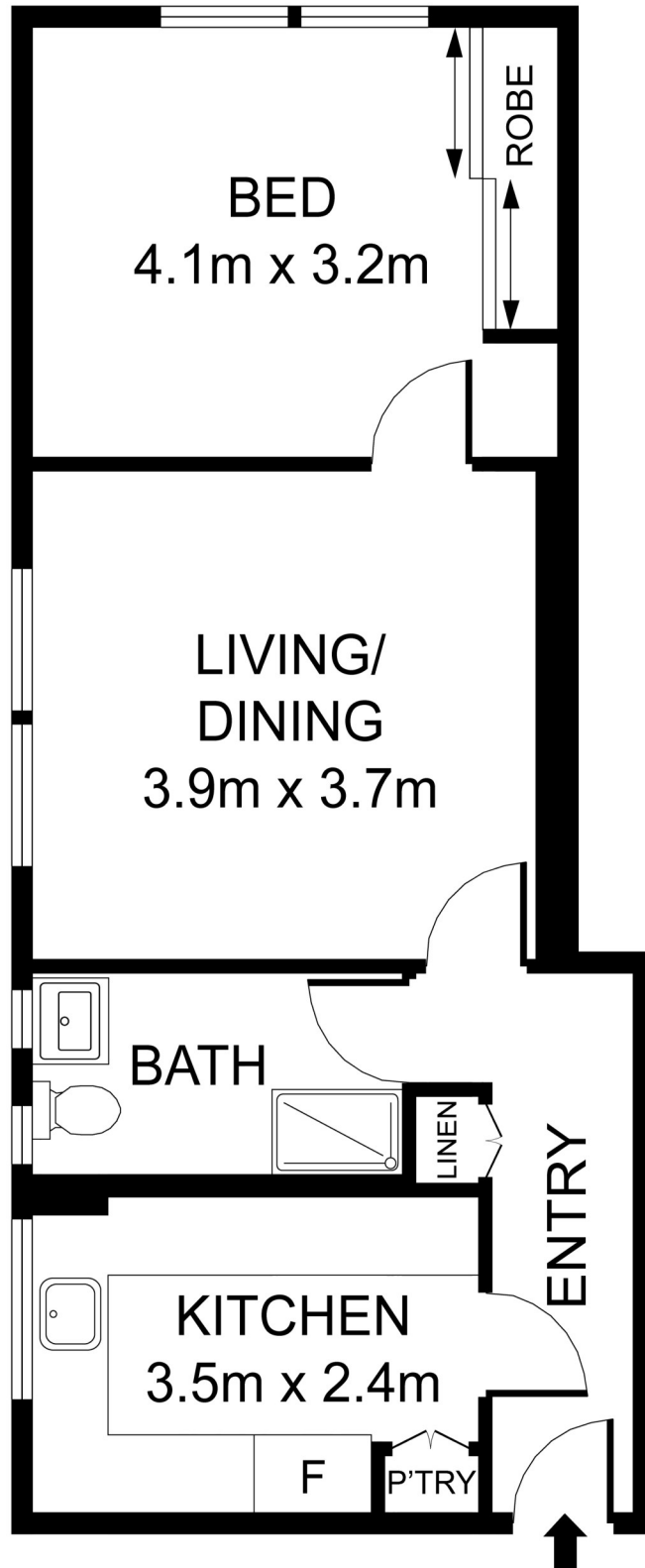
This apartment feature:

- \* 1 Large Bedroom
- \* Mirrored Built-ins
- \* Modern floating flooring throughout.
- \* Ultra-modern kitchen offering ample cupboard space, granite bench tops, gas cooking, dishwasher, and laundry facilities.
- \* Bathroom offers a full walk-in shower with its ultra-modern finishes.

With a short stroll to Bondi Junction, you too can enjoy the vibrant shopping, cafés and restaurants along with the convenience of the transport hub nearby.

We have in preparing this information used our best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein.





**4/2 Paul Street, Bondi Junction**

INTERNAL AREA: 49 SQM APPROX.

DISCLAIMER: 3D Property View accepts no liability for the accuracy of details contained within our floor plans. All plans are drawn and also checked to the best of our ability, however information contained in our floor plans such as area calculations are approximate, and have not been surveyed or drawn to scale. Our floor plans are for representational purposes only and should be used as such. Do not attempt to refer to our floor plans for structural or detailed information.

# Laing+Simmons | Bondi Junction



## 5/2 Paul Street Bondi Junction

Located in small security block of 6, this apartment has had no expense spared.

With ample natural light throughout the unit.

This apartment features:

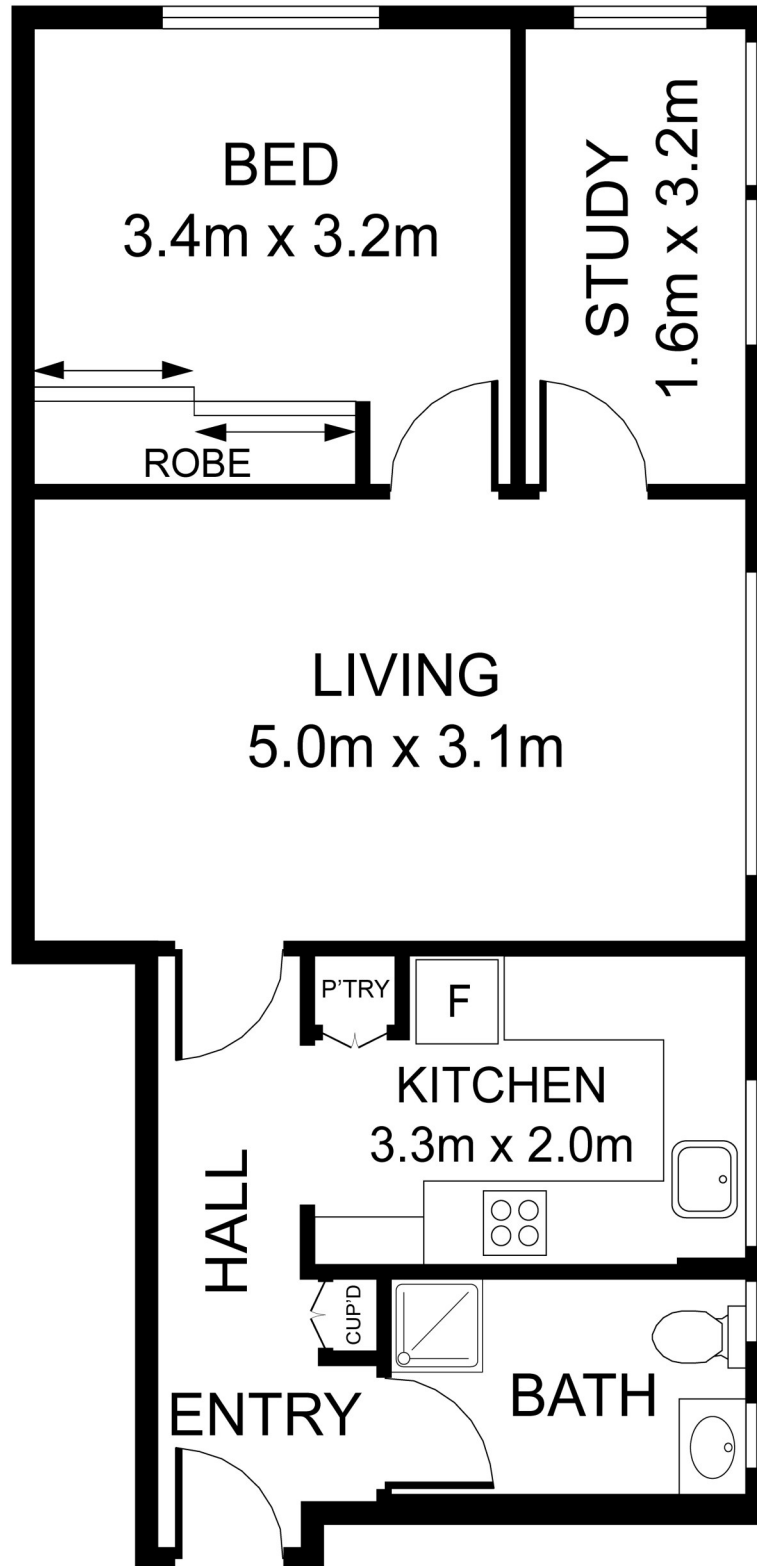
- \* 1 Large Bedroom + Sunroom possible second Bedroom
- \* Mirrored Built-ins
- \* Modern floating flooring throughout.

Ultra-modern kitchen offering ample cupboard space, granite bench tops, gas cooking, dishwasher, and laundry facilities.

\* Bathroom offers a full walk-in shower with its ultra-modern finishes.

With a short stroll to Bondi Junction, you too can enjoy the vibrant shopping, cafés and restaurants along with the convenience of the transport hub nearby.

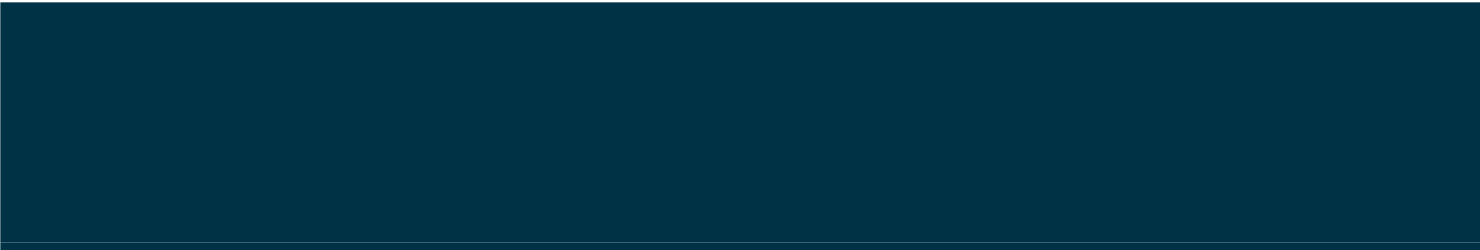
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**5/2 Paul Street, Bondi Junction**

INTERNAL AREA: 51 SQM APPROX.

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## 2 Paul Street Bondi Junction

### Unit 4 Expenses

Rent:	\$550.00 Per Week
Strata Levies:	\$690.00 Per Quarter
Water Rates:	\$153.89 Per Quarter
Council Rates:	\$318.60 Per Quarter

### Unit 5 Expenses

Current Rent:	\$550 Per Week
Strata Levies:	\$690.00 Per Quarter
Water Rates:	\$153.89 Per Quarter
Council Rates:	\$318.60 Per Quarter



# Laing+Simmons | Bondi Junction

Apartment 5



Apartment 5



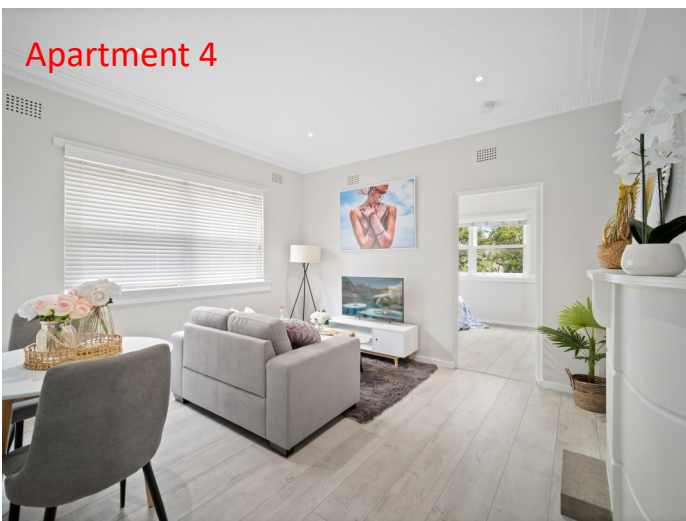
Apartment 5 Sunroom/Second Bedroom



Apartment 4



Apartment 4



## Property List



### 13/7 Botany Street Bondi Junction NSW 2022

Sale Price: \$985,000

Zoning: Residential

Land use:

Eq. Building Area: 64.0m2

Sale Date: 26 Nov 2021

Area: 83m2

Attributes: 1 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages



### 1/2A Hollywood Avenue Bondi Junction NSW 2022

Sale Price: \$1,080,000

Zoning: Residential

Land use:

Sale Date: 10 Sep 2021

Area: 17m2

Attributes: 1 Beds, 1 Baths, 1 Car Spaces



### 15/83 Old South Head Road Bondi Junction NSW 2022

Sale Price: \$505,000

Zoning: Residential

Land use:

Eq. Building Area: 37.25m2

Sale Date: 7 Oct 2021

Area: 886m2

Attributes: 1 Beds, 1 Baths, 1 Ensuites



### 1605/241 Oxford Street Bondi Junction NSW 2022

Sale Price: \$882,000

Zoning: Residential

Land use:

Sale Date: 21 Oct 2021

Area: 56m2

Attributes: 1 Beds, 1 Baths



### 12/257 Oxford Street Bondi Junction NSW 2022

Sale Price: \$775,000

Zoning: Undetermined Or Village

Land use:

Eq. Building Area: 56.0m2

Sale Date: 25 Oct 2021

Area: 997m2

Attributes: 1 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages



### 28/257 Oxford Street Bondi Junction NSW 2022

Sale Price: \$699,000

Zoning: Residential

Land use:

Eq. Building Area: 56.0m2

Sale Date: 27 Jul 2021

Area: 2,518m2

Attributes: 1 Beds, 1 Baths, 2 Lock Up Garages, 1 Ensuities



### 2/1 Waverley Crescent Bondi Junction NSW 2022

Sale Price: \$701,000

Zoning: Residential

Land use:

Eq. Building Area: 50.0m2

Sale Date: 10 Sep 2021

Area: -

Attributes: 1 Beds, 1 Baths



### 12/29-31 Waverley Street Bondi Junction NSW 2022

Sale Price: \$860,000

Zoning: Residential

Land use:

Sale Date: 17 Sep 2021

Area: -

Attributes: 1 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages





### 32/42-48 Waverley Street Bondi Junction NSW 2022

Sale Price: \$1,070,000

Zoning: Residential

Land use:

Eq. Building Area: 76.0m2

Sale Date: 9 Sep 2021

Area: -

Attributes: 1 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages



### 1/5A Bellevue Gardens Bellevue Hill NSW 2023

Sale Price: \$1,450,000

Zoning: Residential

Land use:

Sale Date: 18 Aug 2021

Area: 89m2

Attributes: 1 Beds, 1 Baths



### 2/5A Bellevue Gardens Bellevue Hill NSW 2023

Sale Price: \$1,715,000

Zoning: Residential

Land use:

Sale Date: 8 Sep 2021

Area: 89m2

Attributes: 1 Beds, 1 Baths



### 16/8 Bellevue Road Bellevue Hill NSW 2023

Sale Price: \$1,600,000

Zoning: Residential

Land use:

Sale Date: 27 Aug 2021

Area: 102m2

Attributes: 1 Beds, 1 Baths, 1 Car Spaces