



**Randwick, NSW**  
45 Hendy Avenue

**4** BED  
**4** BATH  
**2** CAR

**CPS Property**  
passionately committed

### LUXURY URBAN TRI-LEVEL FAMILY RESIDENCE BOASTING GRAND PROPORTIONS

Available: 9 October 2024  
Initial Lease Period: 12 months  
Inspect: By Appointment

Showcasing a premier Eastern Suburbs lifestyle, this luxury architect-designed family residence enjoys an expansive floor plan spanning over four levels of flexible living space. Situated in a highly sought after strip of executive town homes, this contemporary four bedroom masterpiece seamlessly transitions between indoor & outdoor living with floor-to-ceiling bi-fold doors opening onto the glorious landscaped gardens and entertainer's deck. Conveniently positioned moments to Coogee Beach, buzzing local cafes & eateries, boutique shops, UNSW & Prince of Wales Hospital with

### LEASED

**Contact:** Alistair Lees  
0488556634

**Type:** Townhouse

**Date Available:** 09/10/2024

**Bond:** \$8800

<https://www.cpsproperty.com.au>

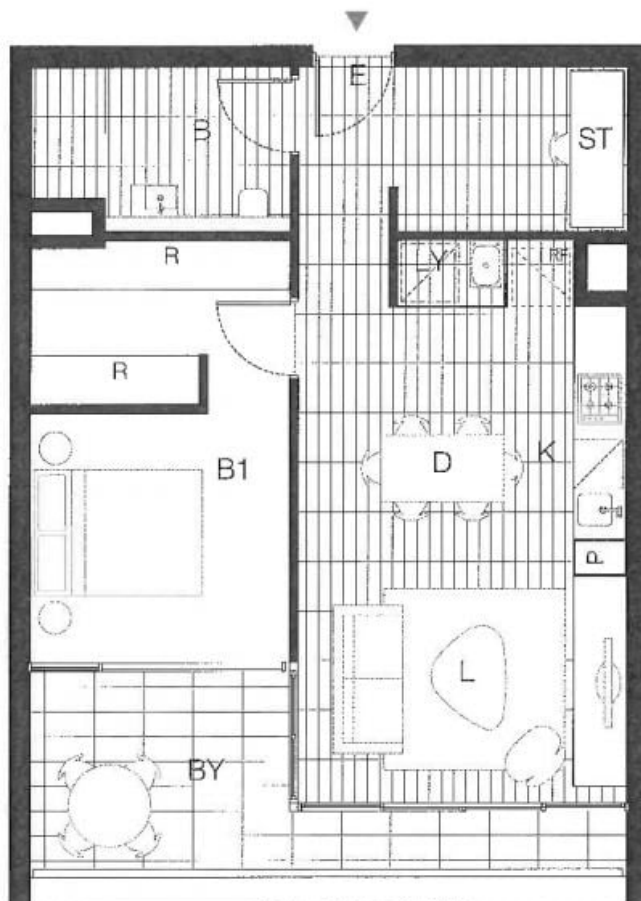
**APEX** WHERE LIFE MEETS STYLE

**Apt 304** 1 Bed

Internal Area 58sqm

External Area 11sqm

Total Area 69sqm

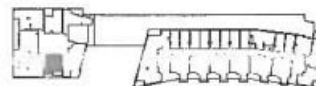


**Legend:**

B Bathroom BY Balcony D Dining EN Ensuite L Living Room P Pantry S Store TCE Terrace  
B1,2 Bedroom 1, 2 CY Courtyard E Entry K Kitchen LY Laundry R Wardrobe ST Study WIR Walk-in Robe



Rev. 1 10/01/2011



Disclaimer: This floor plan has been prepared for marketing purposes only. All descriptions, dimensions, depictions and other details in this floor plan may not be to scale and may vary to the property as built. No third party has any authority to make or give any representation or warranty in relation to the property. Your attention is drawn to the special conditions of the contract for sale.

Plans shown are only indicative of layout. Dimensions are approximate.

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