

73 BEACH ROAD / BONDI BEACH

Designed to evolve

OPTIONAL ADDITIONS / PART 2

A COLLECTION OF INDICATIVE LIFESTYLE CONCEPTS

ARTIST'S IMPRESSION - OPTIONAL DESIGN CONCEPT ONLY

LOWER-LEVEL POSSIBILITIES

Extraordinary potential



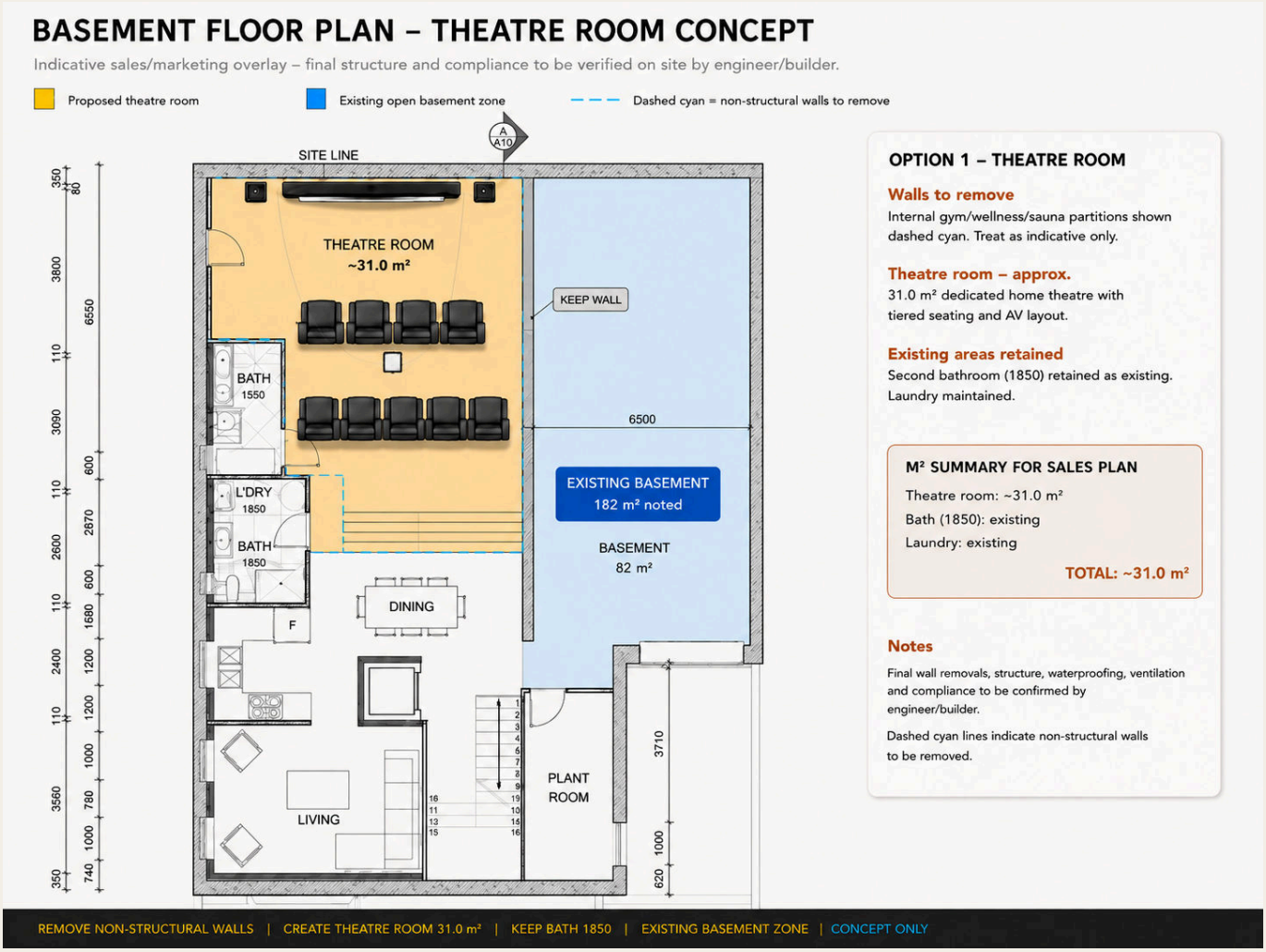
The expansive lower level presents scope for a purchaser to create a deeply personal entertainment and wellness environment - from cinema and golf simulation to fitness, sauna, steam bathing and flexible guest or staff accommodation.

INDICATIVE LAYOUT

Plans are illustrative and require site, structural and approval verification.

LOWER LEVEL

Private cinema



INDICATIVE CINEMA PLAN

The complete concept plan is shown uncropped so all annotations, dimensions and layout details remain visible.

LOWER LEVEL

A cinematic retreat

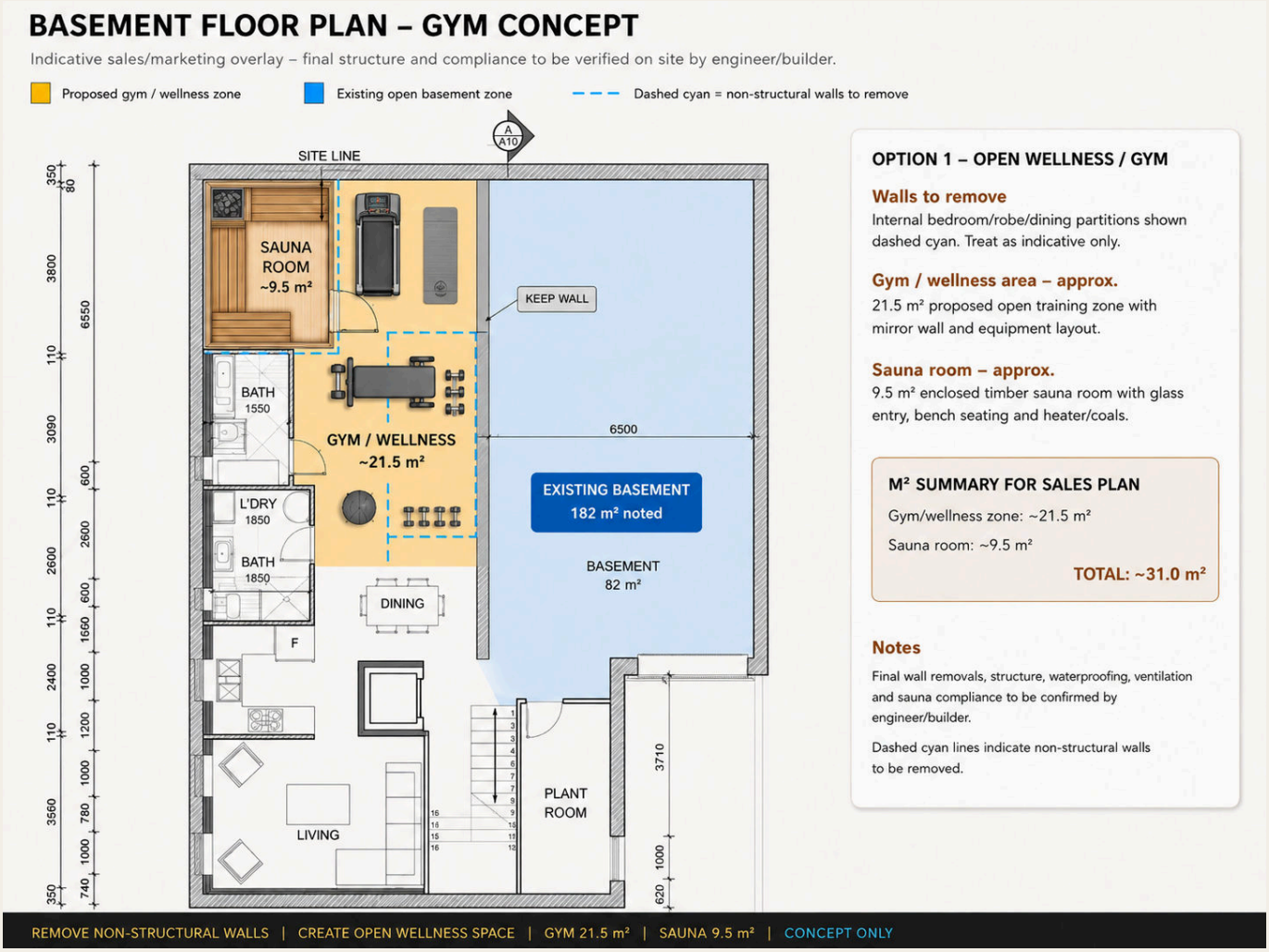


PRIVATE THEATRE CONCEPT

Tiered viewing, acoustic wall treatments and atmospheric lighting create an immersive private cinema environment.

LOWER LEVEL

Wellness and sauna retreat



INDICATIVE WELLNESS PLAN

The complete concept plan is shown uncropped so all annotations, dimensions and layout details remain visible.

LOWER LEVEL

Restore and recharge



PRIVATE WELLNESS CONCEPT

An indicative fitness, sauna and relaxation environment designed for private daily wellbeing.

LOWER LEVEL

Golf and fitness studio



PERFORMANCE AT HOME

A golf simulator and dedicated training zone offer a sophisticated all-weather recreation concept.

Shown as one possible configuration of the adaptable lower-level footprint.

LOWER LEVEL

Independent lifestyle suite



FLEXIBLE ACCOMMODATION

A lounge and kitchenette concept with potential for guest, au pair, staff or chef accommodation, subject to approvals.



UPPER LEVEL

Bespoke fashion room



A PRIVATE DRESSING SALON

Illuminated wardrobes, a central jewellery island and full-height mirrors form an elegant, highly tailored retreat.

An alternative use for the upper-level flexible space.

UPPER LEVEL ALTERNATIVES

Work or wellbeing



EXECUTIVE OFFICE AND RETREAT

A light-filled setting for focused work, private meetings or quiet retreat.



PRIVATE FITNESS STUDIO

The same flexible area shown as an alternative gym configuration.

LOWER-LEVEL WELLNESS

Hammam-inspired steam bathroom



A PRIVATE BATHING RITUAL

A steam shower, integrated bench, rainfall shower and ambient lighting evoke the calm of a refined hammam.

Wet-area design, ventilation, waterproofing and services remain subject to specialist assessment and approvals.



Glass-fronted pool retreat

A landscaped entertaining courtyard imagined with a dramatic glass-edge pool, water features and resort-style seating - a final expression of the residence's potential.

IMPORTANT DISCLOSURE

All imagery and layouts in Part 2 are artist's impressions and optional design concepts only. They do not represent existing or approved features. All proposals are subject to site verification, structural assessment, consultant advice, applicable building requirements and relevant approvals. Areas and dimensions should be independently verified.