

**10 Edward Street, Woollahra, NSW 2025**

**PPD REAL ESTATE**

**House For Sale**

Saturday, 11 May 2024

10 Edward Street, Woollahra, NSW 2025

**Bedrooms: 4**

**Bathrooms: 2**

**Type: House**



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## Auction 1 June

One of only two homes with direct access to Cooper Park, this freestanding Edwardian beauty combines classic elegance with contemporary comfort in a fantastic spot for families just up from Double Bay village on the edge of Bondi Junction's retail and entertainment precinct. Pretty as a picture with its wide gabled facade and quintessential good looks, the two-storey home's newly refurbished interiors retain their period charm with a beautiful domed ceiling, restored Kauri floorboards and gracious proportions. A perfect north to rear aspect brings in the sunshine with a private entertainer's terrace and idyllic established garden opening directly onto Cooper Park's wide open spaces, bushwalks and tennis courts making it a perfect spot for nature lovers. Offering the best of parkside living and urban convenience, this walk-everywhere location is 650m to Westfield and 700m to Holy Cross Catholic Primary School and Reddam House.

- \* Built c1905 with a 10m wide frontage
- \* Tessellated tile verandah, central hall
- \* Revived Kauri floors in a natural finish
- \* 2 storey layout, idyllic north facing garden
- \* 4 bedrooms, 2 with a garden outlook
- \* Fine craftsmanship, ornate domed ceiling
- \* Elegant dining room, reverse cycle air
- \* Living room with a Jetmaster fireplace and air con
- \* Newly updated kitchen, induction hob
- \* Calacatta quartz benchtops, Franke sink
- \* North facing terrace with lush park views
- \* Sunny private garden, tree-framed lawn
- \* Direct private access to Cooper Park
- \* 2 bathrooms, 2-way downstairs ensuite
- \* Main with terrazzo floors, bath, shower
- \* Woollahra Public School catchment
- \* 650m to Westfield and the station
- \* 1km to the heart of Double Bay village