

**12 Cottenham Avenue, Kensington, NSW 2033**



**Sold House**

Friday, 18 August 2023

12 Cottenham Avenue, Kensington, NSW 2033

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 1**

**Area: 904 m2**

**Type: House**



James Ball  
0410740349



Tanna Kulsri  
0459500255

## Contact agent

Perched high for privacy on over 900sqm of land, this manor-like 1920s beauty has been tastefully renovated retaining its period grandeur while creating a perfect environment for family living. A commanding hilltop setting affords panoramic district views over Royal Randwick Racecourse while a versatile layout features a self-contained apartment or teen retreat designed to function independently or be incorporated into the main home. Recreated with utmost respect to its architectural heritage, the home's ornate ceilings, leadlight windows and original vintage features pay homage to the original build but it's the huge landscaped backyard that really brings the wow factor. An entertainer's cabana, swim spa, infrared sauna and chook house make deliver a private wellness sanctuary with a luxurious resort-like ambiance that's dedicated to happy family living and entertaining. A dress-circle setting just 550m to Kensington Park is 800m to UNSW and the light rail with easy access to top schools, the city and beaches.

- One of Kensington's finest homes, exquisite period features
- Built c1926 with only ever a handful of families in ownership
- 14.5m approx frontage, deep garden setback, lock-up garage
- Terrazzo foyer, Japan Black floorboard, leadlight windows
- 3 large bedrooms with built-ins, king-sized bay fronted main
- Lower level 4th bed/private self-contained apartment
- Elegant living room, custom joinery, RealFlame gas fireplace
- French doors to a terrazzo verandah with wide open views
- Huge dining with vintage fireplace opens to a wide terrace
- Large kitchen with an adjoining laundry room and bathroom
- Entertainer's cabana, swim spa, sundeck and infrared sauna
- Glamorous original Art Deco bathroom, designer 3rd bath
- Wine cellar, reverse air, plantation shutters, 904sqm approx