

**132 Botany Street, Kingsford, NSW 2032**

PPD REAL ESTATE

**Sold House**

Wednesday, 20 September 2023

132 Botany Street, Kingsford, NSW 2032

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 346 m2**

**Type: House**



Thomas Heath

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**\$2,140,000**

Tranquilly positioned in one of Kingsford's finest streets, this classic freestanding home is presented to the market for the first time in over 45 years. Although liveable as is, there is incredible scope to fully realise the potential of the home and capitalise on the position. Complete with original period features that include soaring detailed ceilings, the interiors are filled with the light of a side northern aspect. Double brick with three bedrooms in total, there are separate lounge and dining areas, a gas kitchen, original fireplace, spacious rear garden and a sunroom. With ample opportunity for refurbishment, extension, expansion to a second level or complete development to create an ultra-contemporary masterpiece (subject to council approval), potential views to Botany Bay could be captured from a second level. In an elevated setting, it is little more than a block to the light rail and schools, and a short walk to UNSW, hospitals, and Kingsford village amenities. - First time offered in over 45 years- Quiet elevated position on 346sqm- Incredible scope for modernisation or rebuild - Original timber floors protected by vinyl and carpet- Room to expand/extend/develop STCA- Double bedrooms, separate sunroom- Separate adjoining lounge and dining- Original gas kitchen and bathroom- Side north aspect fills home with sun- Features include high ornate ceilings and fireplace - Potential second level with views of Botany Bay - Little more than a block to the light rail- Walk to UNSW, hospitals and schools