

# 25 Avoca Street, Randwick, NSW 2031

Raine&Horne.  
Unlimited

## House For Sale

Friday, 24 May 2024

25 Avoca Street, Randwick, NSW 2031

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Kiki Bermudez  
0280671000



Rhys Chaplin  
0280671000

## Auction

Light-filled interiors, north side aspect and character details define this classic c1910 semi on a deep block just 180m level walk to Centennial Park and Queens Park. Freestanding to the north with natural light filling every room, the house is hidden from the street behind a walled courtyard garden, while the modern rear extension opens to a level child-friendly backyard. Both bedrooms retain beautiful patterned ceilings in a spacious layout including living room, dining room, kitchen, bathroom, laundry and family area. Explore the potential to create a 3rd bedroom (STCA) in this immaculately maintained home set in a sought after pocket just round around from Clovelly Road cafes, St Margaret Mary's Catholic Primary School, Emmanuel School, 450m to Moriah College and minutes to Bondi Junction and beaches. Features• C1910 brick semi, approx. 240sqm land• Owned by the same family since 1984• North side aspect, excellent natural light• Private front courtyard & tiled verandah• Sunny level backyard with alfresco areas• Large family area opens to the backyard• Living with scope for 3rd bedroom STCA • Dining with b/in cupboard & bookcases• 2 double bedrooms with b/in wardrobes• Kitchen with white cabinetry & gas stove• Bathroom with shower; separate laundry and toilet • Entry hall with original decorative archway • High patterned ceilings, bamboo flooring• 180m to Centennial Park and Queens Park• 100m to St Margaret Mary's Catholic Primary School• 250m to Emmanuel School, 450m to Moriah College• 180m to Clovelly Road cafes, close to beaches