

# 25 Kent Street, Waverley, NSW 2024

PPD REAL ESTATE

## House For Sale

Friday, 2 February 2024

25 Kent Street, Waverley, NSW 2024

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Alexander Phillips  
0283551117



Thomas Fuller  
0403865379

## Auction 24 February

Hidden away in a quiet enclave on the border of Bronte, this freestanding Californian bungalow has been transformed into a light and airy contemporary home designed to embrace wide valley views and forge a close connection with the outdoors. A considered approach to contemporary living retains the spirit of the 1920s coastal classic while reinterpreting the layout with new spaces to relax, retreat, play and entertain. A flexible two-storey layout and careful selection of materials deliver a relaxed coastal feel ensuring the home sits perfectly in the landscape with huge open living space flowing to a private terrace with ocean glimpses while a lush private garden captures the sea breeze. Set behind a sunny garden with a herringbone bluestone entry, the impeccably appointed home blends style with functionality and has been designed to adapt to a family's changing needs with a parent's retreat and the flexibility to reconfigure as a four-bedroom layout. Part of a community minded neighbourhood with Varna Park at the end of the street, it's 400m to Macpherson Street village and a short walk to Bronte Beach and Clovelly's sheltered waters.\*?A sunny disposition and upbeat vibe\*?Highly adaptable two-storey layout\*?Blackbutt floorboards, high ceilings\*?3 large bedrooms all with built-in robes\*?Enormous lower-level parent's retreat \*?Stone-topped kitchen, Bosch appliances\*?Breakfast bar with a waterfall edge \*?Airy open plan living and dining space\*?Bi-fold doors to an entertainer's terrace\*?Wide valley views and ocean glimpses\*?Landscaped garden with a lush level lawn\*?2 bathrooms, main with a bath and shower\*?2nd bathroom with underfloor heating\*?Reverse cycle air and gas heating bayonet\*?Workshop and storeroom for bikes/boards\*?Parking with herringbone bluestone pavers\*?DA approved plans to add a 3rd storey\*?Scope to capitalise on sweeping ocean views\*?Clovelly Public School catchment area \*?400m to Woolworths Metro and Iggy's Bread\*?150m to Varna Park and adventure playground