

**25 Marcel Avenue, Randwick, NSW 2031**

PPD REAL ESTATE

**House For Sale**

Wednesday, 24 January 2024

25 Marcel Avenue, Randwick, NSW 2031

**Bedrooms: 4**

**Bathrooms: 2**

**Type: House**



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## Auction 24 February

The custom reinvention of this 1920s beauty by The Designory pays homage to the past while creating a wonderfully private and incredibly stylish home tucked away in a quiet enclave just behind Clovelly village. Feel-good interiors are complemented by vintage design elements and artisan finishes bringing warmth and personality to the interiors that open seamlessly to a walled garden oasis designed by Garden Life and delivering a splash of Moroccan magic. Facing north and spread over two spacious levels, the four-bedroom home is set behind a suntrap courtyard with a family focused layout featuring custom daybeds and banquette seating for lounging, relaxing and entertaining. A dreamy interplay of colour, texture and light is complemented by an organic palette of materials and finishes in washed Oak, Calacatta marble and aged brass. Designed to invite the indoors in, the pavilion-style living space features soaring 4.6m ceilings while louver windows maximise cross-flow ventilation. Full of personality, this is a home that invites relaxation in a family friendly beachside neighbourhood just 200m to local hangouts including Clodeli, Tuga Pastries and Shea's and just over 1km to Clovelly and Coogee Beaches.\* 6m frontage, landscaped front garden\* Stylish entry hall with custom joinery \* 300mm wide washed Oak floorboards \* 4 double bedrooms with custom built-ins\* King-sized master suite with a daybed \* Stained glass windows, high ornate ceilings\* Entertainer's island kitchen, heated floors\* Super White Dolomite benchtops\* Integrated appliances, French door fridge\* 6 burner gas cooktop, alkaline filtered water\* Handmade tile splashback, Blum cabinetry\* Dining with custom leather banquette \* Huge living room with 4.6m high ceilings\* Media cabinetry and an Escea fireplace \* Rosewood slider doors, fluid in/outdoor living\* Landscaped backyard with built-in seating \* Beautiful bathrooms, underfloor heating\* Moroccan wall tiles and terrazzo floor tiles\* Ensuite with double vanity, bespoke cabinetry\* Reverse cycle air, Big Ass fans, Sonos sound\* Lined attic storage and designer lighting\* Easy walk down Clovelly Road to the beach