

31 Balfour Road, Kensington, NSW 2033



House For Sale

Friday, 26 January 2024

31 Balfour Road, Kensington, NSW 2033

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 690 m2

Type: House



James Ball
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Tanna Kulsri
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Buyers Guide: \$4,000,000

On a prime 690sqm approx block in a tightly held pocket of Kensington North, this freestanding Federation home will capture your heart and your imagination. Opposite leafy Wills Reserve and just 450m to the light rail, the bay fronted home's beautiful ornate ceilings, marble fireplaces and sunny backyard present the ideal foundations for renovation in a family friendly setting within easy reach of Centennial Park and Royal Randwick Racecourse. Available for the first time in over half a century, the four-bedroom home is comfortable as is but is ready for a new style chapter with scope to extend at the rear and well as potential for a second storey addition (STCA). Ideal to live in or rent out during the DA process, the 15m fronted property is in the catchment for Kensington Public School with close proximity to OLSH College, UNSW and East Village shopping centre.

- Elegant proportions and a wide corbelled arch hallway
- 3 large bedrooms with fireplaces, bay fronted main bed
- 4th bedroom or ideal TV lounge with a marble fireplace
- Open plan living/dining with a study area, gas bayonet
- Huge dine-in gas kitchen with a large laundry/utilities room
- 2 tidy bathrooms, ornate 3.1m ceilings and picture rails
- East-facing garden with a sunny lawn, room for a pool
- Side drive with triple parking and a 15m street frontage
- Jump on the light rail for an easy commute to the city
- Walk to a choice of parks and schools, 450m to Bar Lucio