

34 Birrell Street, Bondi Junction, NSW 2022

PPD REAL ESTATE

House For Sale

Saturday, 27 April 2024

34 Birrell Street, Bondi Junction, NSW 2022

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



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Buyers Guide \$2,000,000

Period homes on the edge of Centennial Park that are ready for a new style chapter are increasingly hard to find and there aren't many that offer as much potential as this Victorian terrace. Built c1890 and opened out to take full advantage of a sunny north-to-rear aspect, the two-bedroom home offers a prime slate for creative renovation with a skylit loft retreat and superb potential to recreate (STCA). Available for the first time in over 30 years, the two-bedroom home offers the best of parkside living and urban convenience between the city and beaches. Ideal to live in or rent out during the DA process, this is a superb opportunity to make your mark in a prized lifestyle address on the cusp of Queens Park just 300m to Centennial Park's green open spaces, nature trails, the Wild Play Garden and Moonlight Cinema. In the catchment for Woollahra Public School and set on the high side of the street, there's so much potential here with an invaluable lock-up garage at the front and a workshop at the rear that could be transformed into a home office studio or creative space.

- High-set terrace on a sunny level block - Elegant proportions, 3.2m high ceilings - Loads of charm and untapped potential - 2 double bedrooms, main with built-ins - Sunlit loft with pull-down ladder access - Free-flowing living and dining rooms - Open plan kitchen, reverse cycle air - Casual living room bathed in northerly sun - Bi-fold doors open to a suntrap courtyard - Secure workshop with scope to transform - Potential for a full attic conversion STCA - Lock-up garage with a rooftop terrace - Woollahra Public School catchment area - Easy level 300m stroll to Centennial Park - Walk to Bronte Rd cafes, mins to beaches