

**35 Douglas Street, Clovelly, NSW 2031**

PPD REAL ESTATE

**Sold House**

Wednesday, 4 October 2023

35 Douglas Street, Clovelly, NSW 2031

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



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**\$6,400,000**

The recent updates of this freestanding family home delivers a carefree beach vibe that's perfectly in tune with its seaside setting at the peaceful cul-de-sac end of the street overlooking Varna Park. Basking in beautiful sunshine with sweeping elevated views over the park to the ocean as a captivating backdrop, the three-bedroom home captures the essence of laidback coastal living but it's the lush north-facing garden that's the star of the show with a huge lawn offering plentiful space for kids to play and entertain in the sunshine with an outdoor shower for rinsing off after the beach. A free-flowing layout and fresh blend of classic coastal charm and stylish updates make for comfortable living with a choice of living areas and triple off-street parking a massive bonus. Footsteps to Varna Park and 350m to Clovelly Public School, this coastal classic is a 750m walk across the park to Charing Cross village and comes with DA approved plans by MHN Design Union for a luxurious three-storey residence with basement garaging and a pool that takes full advantage of its perfect aspect and alluring views. \*?Cul-de-sac setting, no through traffic\*?Double fronted cottage built c1910\*?12m frontage approx. with a north to rear aspect\*?Feel-good interiors bathed in sunshine \*?3 king-sized bedrooms with built-ins \*?Main with wide views out to the ocean\*?Living/dining with a tranquil ocean vista\*?Floor to ceiling windows, total privacy\*?Bright contemporary dine-in kitchen \*?Oak benchtops and breakfast island \*?Covered north-facing entertainer's deck\*?Child-friendly garden with a sunny lawn\*?Veggie patch, copper outdoor shower \*?Family or media room, new carpet\*?2 bathrooms, the main with a bath \*?Reverse cycle air, fresh ocean breezes\*?Huge underhouse storage and gym area \*?Triple parking, 50m stroll to Varna Park \*?Walk to village life and Clovelly Beach + St Catherines School\*?DA approval for a new 3 storey residence