

# 37 Rawson Avenue, Queens Park, NSW 2022

## House For Sale

Wednesday, 28 February 2024



37 Rawson Avenue, Queens Park, NSW 2022

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



James Ball  
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## Auction Wednesday 27th March

On the high side of one of Queens Park's finest tree-lined avenues, this freestanding Victorian terrace has undergone a custom renovation to deliver a contemporary take on traditional elegance while significantly reworking the layout. A sophisticated design language achieves a sense of unity across both levels with a flexible two-storey layout ideally suited to family life and the invaluable bonus of rear lane access to parking. Just a few hundred metres to Centennial Park and the Wild Play Garden, the five-bedroom home offers plentiful space for the growing family with a seamless indoor/outdoor flow and a luxurious private master suite opening to a Juliet balcony. Enjoy the best of parkside living and urban convenience just 700m to Bondi Junction's retail precinct with easy access to the city and east's best beaches and schools.

- High-set Victorian terrace at the gateway to Centennial Park
- 4 bedrooms on the upper level, 3 with custom built-ins
- Master bed with a luxurious new ensuite and dressing table
- Lower level 5th bedroom ideal as a lounge or home office
- Designer stone-topped kitchen with a chef's gas cooker
- Miele dishwasher, Qasair range and a deep breakfast bar
- Open plan living/dining flows to an entertainer's courtyard
- Markilux auto awning, secure parking (access via Birrell Lane)
- Skylit two-way family bathroom with artisan tile finishes
- Brushed nickel tapware, freestanding bath
- Powder room/laundry, reverse cycle air, plantation shutters
- Sustainable bamboo flooring and new quality carpet upstairs

• 350m to the York Gates to the park, 400m to Moriah College