

4 Walker Avenue, Edgecliff, NSW 2027



House For Sale

Tuesday, 30 April 2024

4 Walker Avenue, Edgecliff, NSW 2027

Bedrooms: 3

Bathrooms: 2

Area: 360 m2

Type: House



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Auction Onsite | Saturday May 25th, 10:00am

Tightly held for more than 26 years and showcasing a blend of Federation character and contemporary appeal, this freestanding three-bedroom residence c1910 is light and airy, from the front door the view is straight out to the landscaped garden and pool. A bespoke courtyard of tessellated tiles and jasmine create that welcoming feeling of an authentic family home. An immediate sense of calm imbues the entire house with its impeccable presentation enhanced by the owners' eye for design and retained architectural integrity. The ground floor is warm with natural light and generous living areas featuring a skylit open plan kitchen and dining space leading onto an all-weather indoor/outdoor deck with Ziptrak blinds, ideal for year-round entertaining. Visible from inside and out is a lush level lawn, private green hedging, a swimming pool and mature trees all creating a sought-after and rare private urban oasis ideal for young children and pets. Accommodation comprises three king-size bedrooms including a spacious loft master with ensuite and city skyline views. A versatile work-from-home space or reading nook, a renovated full main bathroom and European laundry equipped for the busy family. Walker Avenue is famously friendly with an enviable community spirit. Location is super convenient, only moments to Eastern Suburbs conveniences including Edgecliff Centre and Station, Trumper and Rushcutter Bay Parks, Fiveways Paddington, SCG, White City, Sydney Grammar, Ascham and Glenmore Primary. Whilst ready to live and enjoy now, it also presents the opportunity to capitalise on DA-approved plans in perpetuity for a seamless two-level extension with 5 bedrooms - 3 with ensuite - 4 bathrooms and a study. This is a stunning redesign and extension destined to elevate this gorgeous home to a luxurious level. - 3 bed, 2 bath, 1 Pool - Very rare 360sqm land package in Paddington precinct - Beautifully enhanced and rich in elegant charm - Gate intercom security, coded entry and alarm system - Spacious living area and skylit open plan kitchen/dining - Clever kitchen layout with island bench and Caesarstone finish - Stainless appliances incl. Omega gas cooktop and Bosch dishwasher - Loft master bed with ensuite and sky window city views - Two king-size bedrooms and newly renovated full bath on ground floor - Reading nook/work-from-home space with library shelving - Limewashed floorboards, central heating and ducted r/c air - Custom cabinetry, built-in robes and clever storage areas - Easy flow to weather protected rear deck for year-round entertaining - Landscaped garden and swimming pool embraced by high private garden - No shortage of residents' parking on the street - DA approved in perpetuity for architecturally designed remodel/extension - Plans including seamless 2 level extension with 5 beds, 4 baths plus study - Fiveways, Oxford Street and Woollahra village all nearby - Within 5mins walk of Edgecliff Centre, buses and station - Tightly held cul-de-sac street with popular Thumbelina Day Care - 400m to Sydney Grammar, Glenmore Rd Public, Ascham - Proximity to White City Tennis Courts and Trumper Park