

# 438 Avoca Street, Kingsford, NSW 2032



## Duplex/Semi-detached For Sale

Sunday, 26 May 2024

438 Avoca Street, Kingsford, NSW 2032

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 266 m<sup>2</sup>

Type:

Duplex/Semi-detached



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## Auction | 22nd June

This sun-filled family home marks a new style chapter for the Art Deco classic in a connected lifestyle setting between Randwick town centre and Maroubra Junction. Set back behind a picket-fenced garden, the three-bedroom home is freestanding to the north side and bathed in all day sunshine with a new skylit loft retreat ideal as a study or media retreat and a versatile home office studio or kids' retreat in the child-friendly garden. Dressed in soothing shades of white with limewashed floorboards and high ornate ceilings, the bright and airy home comes with concept plans for a second level addition making it an ideal choice for the growing family with a sunroom off the main bedroom ideal as a nursery. In the catchment for Rainbow Street Public School, the 10m fronted home is just 500m to the International French School and Mount Sinai College and a 1km walk up to Randwick's hospital precinct and Newmarket's eat street and the Inglis Park adventure playground.

- Great layout, 3 double bedrooms and a skylit loft retreat
- Huge bay fronted bedroom anchored by a Deco fireplace
- Main bed with built-in robes and a sunroom or study
- Separate living and dining rooms, limewashed floorboards
- Bright modern kitchen with stainless steel appliances
- Private entertainer's terrace and a level child-friendly lawn
- Versatile garden studio ideal as a home office or teen retreat
- Fresh white-tiled bathroom with a bath and new vanity
- Wide side drive with off-street parking for up to 3 cars
- Concept plans available for a substantial 2nd level addition