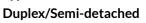
## 438 Avoca Street, Kingsford, NSW 2032 Duplex/Semi-detached For Sale



Sunday, 26 May 2024

438 Avoca Street, Kingsford, NSW 2032

Bedrooms: 3 Bathrooms: 1 Parkings: 2 Area: 266 m2 Type:





Emilee Tayyara 0413390882



Tony Kalofonos 0417699835

## 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 Deluge bay fronted bedroom anchored by a Deco fireplace Main bed with built-in robes and a sunroom or study Deco fireplace Retreated and dining rooms, limewashed floorboards Retrievel modern kitchen with stainless steel appliances Private entertainer's terrace and a level child-friendly lawn Persatile garden studio ideal as a home office or teen retreat Persesh white-tiled bathroom with a bath and new vanity Persatile garden studio ideal as a home office or teen retreat Persesh white-tiled bathroom with a bath and new vanity Persatile garden studio ideal as a home office or teen retreat Persesh white-tiled bathroom substantial 2nd level addition