

44 Wiley Street, Waverley, NSW 2024

PPD REAL ESTATE

Sold House

Saturday, 16 September 2023

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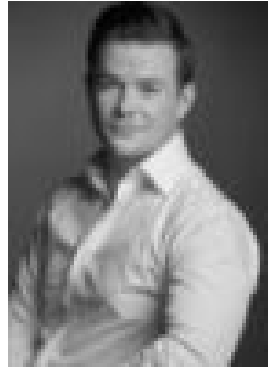
Bedrooms: 4

Bathrooms: 2

Type: House



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Built c1896 as part of Waverley's historic Lawson Estate subdivision, this rare double-fronted Victorian residence has undergone a flawless renovation fusing classical grandeur with contemporary luxury on a picturesque street lined with magnificent Moreton Bay figs. Shortlisted in Waverley Council's Heritage & Urban Design Awards, the sympathetic revival under the expert guidance of Vernon Architects and John Oultram Heritage and Design has breathed light and life into the freestanding home while allowing the period craftsmanship to shine. A carefully crafted palette of high-quality materials achieves a unified feel across both levels with the 19th century palisade fences at the front and rear of the property shipped to Mudgee for restoration. A flexible four-bedroom layout features upper and lower level living zones with 3.3m ceilings enhancing the sense of space and a landscaped garden with entertainer's deck, dining terrace and DA approval for a pool. In the heart of Waverley, this family friendly neighbourhood offers superb walkability with great schools all around and within easy reach of a choice of beaches and cafe hubs.

- Historic double-fronted Victorian home
- Deep front garden, bullnose verandah
- Central hallway and 3.3m high ceilings
- Restored original floorboards, corbelled archway
- Flexible layout, 4 king-sized bedrooms
- 3 with built-ins and 2 with a fireplace
- Main bedroom with a two-way ensuite
- Quality Caesarstone island kitchen
- Dining opens to a full-width verandah
- Sunlit living room anchored by a fireplace
- Custom joinery and media cabinetry
- Lower level living opens to the garden
- Entertainer's wet bar, hardwood floors
- East-facing deck and stone-paved terrace
- 2 large European appointed bathrooms
- Huge internal laundry/utilities room
- Large wine cellar and basement storage
- Plentiful on-street parking for residents
- 323sqm approx, DA approval for a pool and new master and other changes
- Short stroll to Waverley Park and schools
- 350m to the buzz of Charing Cross village
- Walk to Bronte and Tamarama Beaches
- Just over 1km to Westfield and the station