

**45 Earl Street, Randwick, NSW 2031**

PPD REAL ESTATE

**House For Sale**

Wednesday, 7 February 2024

45 Earl Street, Randwick, NSW 2031

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Daniel Cachia  
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## Auction 2 March

Concealed behind the elegant Federation facade of this parkside home lies a bright and airy family haven that takes its design cues from its prized setting on the edge of Centennial Park. Limewashed Oak, polished concrete and natural stone are the heroes of the interiors while a sunny backyard designed by Pod Landscaping creates a seamless extension of the living space and a perfect spot for entertaining. A lesson in streamlined luxury, the architect-designed home is crowned with a luxurious parents' retreat with both levels enjoying a tranquil leafy outlook over one of Randwick North's best-loved neighbourhoods. Form and function sit in easy harmony with careful attention to detail affording every creature comfort from a cocktail bar and beach shower to masses of built-in storage and a new Daikin multi-zoned air conditioning system. Featuring dual street access with Clovelly Road cafes at the end of the street, this leafy pocket is around the corner from Queens Park and a 450m stroll to the Musgrave Avenue gates to Centennial Park. -?Limestone entry, 6m wide frontage-?Coveted address by Centennial Park-?Dual street frontage, easy level entry-?Engineered European Oak floorboards-?Limewashed timber wall panelling -?Luminous interiors, huge skylights -?3 large bedrooms with built-in robes-?Master retreat with integrated study-?Luxurious ensuite with leathered tiles-?Streamlined Miele-appointed gas kitchen-?Stainless steel worktops, huge storage -?Stylish dining, concealed cocktail bar-?Polished concrete floors, high ceilings-?Landscaped courtyard with built-in bbq-?Bluestone pavers and an outdoor shower-?Penny mosaic tiled family bathroom -?Full-sized laundry with ample storage-?Custom joinery, 11sqm attic storage-?New Daikin multi-zoned ducted air -?Secure parking accessed via Castle St-?Covered side storage for bikes/boards-?Auto irrigation and security systems-?150m to Clovelly Rd cafes and eateries-?Walk to schools and acres of parkland-?Minutes to beaches, easy city access