

**54 Pauling Avenue, Coogee, NSW 2034**



**Sold House**

Monday, 26 February 2024

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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## Contact agent

Part of a quiet family friendly neighbourhood, this wide-fronted double-brick semi is set on an unexpectedly deep 312sqm approx parcel, moments away from Coogee Beach and Clovelly Road Village. Freestanding to the north side, all the classic Art Deco charm is here with high ornate ceilings and polished timber floors adding warmth and character to the tastefully renovated interiors. With plentiful outdoor space, the single-storey layout is ideal with two large bedrooms plus a sunroom and flexibility as a study or nursery. Perfect to enjoy as is with scope to extend and plentiful room in the garden for a studio at the rear. Away from the crowds but close to the beach action, from here it's a 1km walk to Coogee Pavilion with Bardon Park around the corner and a 650m stroll up to Clovelly Road village with its cafes, delis and yoga studios.\* Recently renovated 1930s coastal classic\* 6.2m frontage, deep private setback\* Freestanding to the north, 312sqm block\* Polished floorboards and ornate ceilings\* 2 double bedrooms, main with built-in robe\* Sunroom ideal as a study or nursery\* Sun-filled living room, feature fireplace\* Caesarstone kitchen, gas cooktop and breakfast island\* Dining with bi-folds to a sunny courtyard\* Terraced garden with a sunny level lawn\* Bright family sized designer bathroom\* Freestanding bath and a separate shower\* Powder room/custom-fitted laundry\* Reverse cycle air\* Large lock-up garage (scope to extend STCA)\* Secure side access and plentiful storage\* Scope for a 2nd storey and studio STCA\* 250m walk to bus stop, access to city and Bondi Junction\* Walk down to the sand, surf and cafes\* Great schools and village hubs all around