

**6 Byrne Avenue, South Coogee, NSW 2034**

**PPD REAL ESTATE**

**Sold House**

Monday, 18 March 2024

6 Byrne Avenue, South Coogee, NSW 2034

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 545 m2**

**Type: House**



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## Contact agent

Presenting a world of opportunity on one of South Coogee's best streets, this original family classic presents a prime canvas for transformation in a family friendly neighbourhood where homes rarely trade. Built by the current owners and the first time ever offered for sale, discover 545sqm approx of under-capitalised potential between Coogee and Maroubra Beaches and explore the incredible scope to renovate, recreate or completely develop (STCA). A quiet coastal pocket with Latham Park's wide open spaces and tennis club at the end of the street is perfect for families just 350m to South Coogee Public School and an easy walk across the park to South Coogee Bowling Club. Big on space and flexibility, the freestanding home features four double bedrooms and a self-contained lower level ideal as a teen retreat and a huge entertainer's deck bathed in northerly sun and a large garden with plentiful room for a pool. Live in or rent out during the DA process, explore the enormous potential for transformation and enjoy a quiet coastal lifestyle away from the crowds but just over 1.5km to Coogee Beach and Maroubra's surf culture. - 15.3m street frontage, double parking - Family focused layout, flexible design - 4 double bedrooms, the main ensuite - Self-contained studio flat/5th bedroom - Separate living and dining rooms - Dine-in kitchen with a walk-in pantry - Sun-filled 2nd living or home office - Large north-facing entertainer's deck - 3 full bathrooms and an internal laundry - Private established garden, sunny lawn - 182sqm internally, scope to extend - 22sqm lock-up garage plus parking - Stroll to Latham Park and tennis courts - South Coogee Public School catchment - 750m to the popular Lion & Buffalo - Scenic walk along the coast to beaches