

**8 Farnham Avenue, Randwick, NSW 2031**



**Sold House**

Wednesday, 6 September 2023

8 Farnham Avenue, Randwick, NSW 2031

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 307 m2**

**Type: House**



James Ball  
0410740349



Isabelle Ridley  
0408443573

## Contact agent

In a boutique cul-de-sac on the cusp of Coogee, this freestanding Californian bungalow offers a perfect blend of lifestyle, location and potential between Randwick town centre and the beachfront. Available for the first time in over half a century, the timeless classic presents a superb opportunity for those looking to make their mark with classic proportions, lovely high ceilings, a sunny north-facing backyard and dual street access presenting the ideal foundations for renovation. In excellent condition, the three-bedroom home is ideal to live in or rent out while exploring the potential to renovate with plentiful room to extend at the rear or even develop the basement (STCA). With great schools and parks all around and rear access to the express city bus, 'Ascalon' is 1.5km to the Coogee Pavilion and 800m to Royal Randwick Shopping Centre with close proximity to Bondi Junction, UNSW and the Prince Of Wales Hospital precinct. • Sunny side of a wide cul-de-sac with no through traffic • Built c1925 with a 10m frontage and deep front garden • Lovingly held and maintained by one family since 1964 • Central hallway, 3 big bedrooms, floor-to-ceiling built-ins in 2 bedrooms • Separate living and dining rooms with 3m high ceilings • Large eat-in kitchen and an all-weather entertainer's terrace • Sunny north-facing backyard with a veggie garden • Renovated white-tiled bathroom, built-in storage, additional separate WC • Large basement laundry room, storage and wine cellar • Rear access to Alison Road and the express city bus • Coogee Public catchment, 650m to Marcellin College, 2km to St Catherine's School • 1.5km walk down to the north end of Coogee Beach