

# 8 Varna Street, Waverley, NSW 2024

PPD REAL ESTATE

## Sold House

Saturday, 2 September 2023

8 Varna Street, Waverley, NSW 2024

Bedrooms: 3

Bathrooms: 1

Area: 240 m2

Type: House



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**\$2,725,000**

At the top end of the street, just up from Varna Park, this wide-fronted semi offers a superb sense of peace and privacy with an elevated setting capturing tranquil district views as well as the soothing ocean breeze. A deep front garden makes a welcoming arrival while bright and airy interiors reveal a sense of rustic Spanish charm with exposed brickwork and timber beams that bring warmth and a dash of bohemian spirit. Set over two levels and opening to a sunny north-facing backyard ripe for landscaping, there's so much potential here with scope to draw on the home's Mediterranean vibe and add your own touches or even extend the upper level (STCA). Available for the first time in 36 years, the three-bedroom home is set on the north-east corner of the pair on the border of Clovelly and Bronte, 600m to Charing Cross village and within easy reach of a choice of beaches and cafe hubs. \* Wide-fronted semi, NE corner of the pair\* Elevated, potential district views with second level extension (STCA)\* Family friendly setting, 100m to Varna Park\* Walnut timber floors, fresh white walls\* 3 double bedrooms with built-in robes \* Main with a sunroom or study/nursery\* 2 upstairs bedrooms with raked ceilings\* Huge open plan living and dining space \* Exposed brickwork and feature fireplace\* High ceilings with exposed timber beams\* Large sunny kitchen opens to a sundeck\* North facing backyard, secure side access\* Original bathroom, gas heating bayonet\* Basement laundry room with extra W.C.\* Huge cellar storage and a garden shed \* Clovelly Public School catchment area\* 250m to Greenwood Bronte childcare \* 500m to Queens Park, walk to village life