

**80B Hopetoun Avenue, Vaucluse, NSW 2030**



**House For Sale**

Friday, 3 May 2024

80B Hopetoun Avenue, Vaucluse, NSW 2030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Michael Pallier  
0283556783

## Auction

First time offered in approximately 50 years, 'Kindilan' is a classic 4 bedroom plus study family home in one of Vaucluse's best locations, accessed by a private drive, adjacent to Parsley Bay reserve. A well designed layout with generous proportions over two levels. Streaming with natural light throughout, the home is characterised by high ceilings and polished floorboards with a seamless indoor/outdoor flow to a selection of alfresco spaces for private relaxation or entertaining. The home offers formal and casual living/dining areas, a large contemporary kitchen featuring integrated s/teel European appliances, two modern bathrooms and up to five bedrooms or four plus a guest retreat or study. Further enhanced by its established garden setting along with an automatic lock-up garage and additional off-street parking. Close proximity to Parsley Bay Reserve and swimming beach, this delightful home is conveniently located less than 15mins walk from Vaucluse village shops and cafes. There are buses nearby providing excellent transport links into the city and a choice of excellent schools in the vicinity.- Freestanding on approx. 614sqm of land, with extensive stonework featured throughout the gardens and the driveway- High ceilings, original floorboards, plantation shutters, open fireplace and gas heating bayonet- Courtyard, paved terrace and tree-screened level lawn with a northeast aspect- Formal lounge and dining with French doors to courtyard meals; family living area spills out onto the terrace embraced by leafy surrounds- Large open plan kitchen featuring Caesarstone benchtops, soft-close joinery and integrated s/steel Miele double ovens, dishwasher and gas cooktop - Four bedrooms and designer bathroom including bath upstairs, plus guest bed/study and second modern bathroom on the ground floor- Auto lock-up single garage underneath the home plus generous driveway parking for multiple cars, buses at door to Watsons Bay ferry and Edgecliff station- 900m to Vaucluse Public School and with many other notable schools nearby including Kincoppal, Kambala, Kesser Torah and McAuley Catholic Primary