

88 Alison Road, Randwick, NSW 2031

CENTURY 21

Sold House

Friday, 20 October 2023

88 Alison Road, Randwick, NSW 2031

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 523 m2

Type: House



Aaron Vlachos
0401500777



Andrew Pillari
0430003085

Contact agent

Sitting on approximately 523m² of land, this solid original period home features spacious rooms with soaring ceilings and timber floors. Featuring separate lounges and formal dining room with lean-to sunroom and a north east facing rear yard. This grand home lends itself to a modern makeover with the option of an extension to create an indoor/outdoor living environment at the rear or alternatively, add a second storey and or a self-contained studio at the rear (subject to council approval). Conveniently located opposite the Randwick Racecourse light rail stop to and from the CBD and Prince of Wales Hospital, this property is within walking distance to Centennial Parklands the UNSW with transport to the eastern beaches and preferred local schools nearby. 523m² of land with a gentle upward slope to the rear with a 14.6m frontage by 39.1m depth. The block is an outstanding opportunity for any homeowner, builder, developer or occupier/investor. The local zoning is R3 Medium Density with a Floor Space Ratio of 0.9 to 1 and a Building Height Limit of 12m. Potential for small home unit development subject to council approval. Grand entry foyer with huge patio Oversized rooms throughout including 4 bedrooms Spacious lounge with fire place Art Deco kitchen with walk in pantry Formal dining opens to north facing sunroom Original windows, doors and architraves High ceilings with ornate features Level rear yard with north east aspect and side access Lock up garage with storage space plus extra off street parking for 2 more cars Outgoings Per Quarter: Council \$958.90 Water \$195.50