

# 94 Fletcher Street, Woollahra, NSW 2025



## House For Sale

Thursday, 9 May 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 203 m2**

**Type: House**



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## Auction | Saturday June 1st, 12:30pm

Behind the original façade of "Balmoral", an extensive rebuild transformed a Victorian home into a sophisticated two level residence that featured as a 2012 Australian House and Garden cover story. Continued refinements have provided a finely crafted, low maintenance home ideal for young families, empty nesters or astute investors. On entry, the hallway passes the 4th bedroom (or 2nd living room), a bathroom, concealed laundry and extensive storage. Further on, the kitchen offers stainless steel counters, extensive storage and a large breakfast island. An adjoining open plan dining area and living room has built-in seating across its width together with stacking glass doors opening onto the garden. Upstairs are three bedrooms and a luxurious bathroom. Overlooking the garden, the main bedroom has extensive storage and built in under window drawers, while the front bedroom has a walled terrace offering glimpses of City high rise buildings. The ultra-convenient location is just 300 metres from Bondi Junction with its shopping, dining, cinemas and adjacent transport hub. Woollahra and Double Bay villages are moments away. Access to Cooper Park takes a two minute walk, and the beaches of Bondi by a short drive. Numerous top schools are nearby. 94 Fletcher Street is thoughtfully designed with maximised indoor / outdoor living space. Beautifully built with high quality fittings, this contemporary home is superbly positioned for gracious living.

- 4 bed, 2 bath, 1 car
- Spacious family home on appx 203sqm block
- Deep block with two street access
- Secure parking
- External storage
- Timber floors, high ceilings
- Extensive quality joinery and storage
- Open plan kitchen / living / dining with large breakfast island
- 800mm Smeg oven with 6 burner gas cooktop
- Designer pendant lighting
- Stacking glass doors opening onto walled courtyard garden
- Under floor heating in bathrooms
- Security system
- 300 metres from Bondi Westfield