

# 96 Ruthven Street, Bondi Junction, NSW 2022



## House For Sale

Thursday, 30 May 2024

96 Ruthven Street, Bondi Junction, NSW 2022

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Edward Brown  
0414366553

## Auction 29th June at 2.15pm

In an ideal location between Centennial Park and Bondi Junction's shopping precinct, this Paddington-style Victorian terrace holds a prized end of row position on a wide tree-lined street. Simple, timeless interiors radiate warmth and light with a tasteful blend of vintage charm and contemporary comfort. The landscaped backyard offers a private space perfect for entertaining or relaxing in the sunshine, framed by leafy greenery all around. In the catchment for Woollahra Public School, the two-storey home is perfect for the young family and is just 400m to the park grounds, nature trails, Wild Play Garden and Moonlight Cinema. Walk to Oxford Street's cafes, bakeries and organic food stores or to Bronte Road village with ample on-street parking for residents.

- Sunny side of the street with a perfect NE rear aspect
- 2 double bedrooms on the upper level, reverse cycle air
- Main bed with a vintage fireplace and built-in robes
- French doors to a balcony with Spotted Gum decking
- Fluid living and dining rooms with feature fireplaces
- Engineered Oak floorboards and new carpet upstairs
- Modern skylit gas kitchen with stainless steel appliances
- Private landscaped garden with a dining terrace and lawn
- Skylit bathroom with a bath, separate internal laundry
- New Colorbond roof, high ceilings, original shiplap walls
- Scope to extend to the boundary/extend upper level STCA
- Woollahra Public School catchment, 800m to the station
- Walk to Westfield, easy access to the city and Bondi Beach