

1 Pauling Avenue, Coogee, NSW, 2034

BALLARD
PROPERTY

House For Sale

Wednesday, 31 July 2024

1 Pauling Avenue, Coogee, NSW, 2034

Bedrooms: 3

Bathrooms: 2

Type: House



James Derry

Luminous Semi Set On An Expansive 373sqm Moments to Clovelly & Coogee Villages

Commanding an elevated vantage point showcasing leafy vistas and sweeping district outlooks, this semi-detached home exudes warmth and tranquility. Illuminated by a prized north eastern aspect and nestled amongst lush landscaped gardens, the residence presents a selection of idyllic indoor and outdoor areas awash with sunshine and natural light. Wonderfully located, the property is moments to the vibrant cafes and restaurants of Clovelly and Coogee Villages, and a stroll to picturesque Gordons Bay, exquisite coastal walks, and the golden sands of Coogee Beach.

- Set on an expansive 373sqm parcel, freestanding to the north
- Open plan living / dining extends to paved northern courtyard
- Elevated entertainers' rear deck idyllic for alfresco dining
- Tiered gardens, lawns and lush landscaped succulent planting
- Stone topped gas kitchen adjoins casual dining enjoying vista
- Sun-kissed master bedroom reveals blue sky outlook, built-ins
- Bedrooms present built-ins and picture windows to greenery
- Polished floorboards, internal laundry and air conditioning
- Vast storage, insulated and lined attic, under house storage
- Potential to install car parking, subject to council approval
- Moments to Randwick Village, Light Rail, UNSW and POWH
- Within Randwick Girls' / Boys' High School catchment zone