

10 Ward Avenue, Elizabeth Bay, NSW, 2011

House For Sale

Friday, 2 August 2024



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Bedrooms: 9

Bathrooms: 6

Parkings: 2

Type: House



Eason Zhou

Expressions of Interest: Harbourside Inner City House with Tremendous Potential

Located in the vibrant eastern suburb of Sydney, 10 Ward Avenue, Elizabeth Bay, presents a unique opportunity. This charming property is ideal for buyers looking to transform a historic structure into a modern masterpiece.

Potential Features Post-Renovation

This house offers immense potential for extensive renovations and upgrades. Here's what it can become:

Restoration and Modern Additions:

- Roof Terrace: Transform the existing flat metal roof into a stunning terrace for entertaining or relaxing.
- Lower Ground Floor Enhancements: Add a multi-car garage, wine cellar/bar, gym, and family cinema.
- Modern Living Spaces: Reimagine the ground floor with a high-end open island kitchen, sun/tea room, and a deep soil garden facing the street.

Enhanced Living Spaces:

- Federation Style Fence: Install a detailed fence in harmony with the heritage style.
- Additional Bedrooms: Create more bedrooms with en-suite bathrooms on the first floor.
- Master Suite: Design an expansive master bedroom with a large walk-in wardrobe (WIR), study room, and luxurious bathroom with a spa. The top floor can open up to a new terrace with marina bay views.

Restoration of Original Features:

- Timber Balustrades and Posts: Restore to original condition.
- Winter Garden Windows: Refurbish and paint black for a classic look.
- Plantation Shutters: Add Federation-style shutters to the street-facing main glass doors.

Property Area Details

Proposed Basement Area: 122.5 m²
Existing Ground Floor Area: 159 m²
Proposed Ground Floor Area: 179 m²
Existing First Floor Area: 164 m²
Proposed First Floor Area: 184 m²
Existing Second Floor Area: 97.5 m²
Proposed Second Floor Area: 97.5 m²
Proposed Roof Terrace Area: 80 m²

Designer Insight

Charles Tang Design envisions transforming this Federation terrace house into an iconic and valuable property in the harbourside inner city. Their plan promises to add quality spaces and tremendous value.

Current Condition

Currently, the property stands as an untouched gem, ready to be transformed into a luxurious and modern residence while retaining its historic charm.

Conclusion

This property is perfect for buyers who can see beyond its current state and recognize its potential. With the right renovations, 10 Ward Avenue can become a standout residence in Elizabeth Bay, blending historic elegance with modern luxury.

For details and viewings, contact Eason at 0420 300 920. Don't miss this chance to turn Sydney's heritage into your dream home.