

**12 Waratah Avenue, Randwick, NSW 2031**

**CENTURY 21**

**House For Sale**

Wednesday, 19 June 2024

12 Waratah Avenue, Randwick, NSW 2031

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Andrew Pillari  
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## AUCTION | 13th July

Discover a beautiful family home nestled in one of Randwick's most sought-after streets. This three-bedroom semi-detached house blends unique federation charm with contemporary living, perfect for a growing family. With a generous layout that includes two spacious living areas, an entertainer's deck, and a stunning rear garden, this home offers both comfort and style. Located on a quiet street, yet just moments away from Randwick Junction's bustling shopping precinct, you'll have access to a variety of local shops, cafes, restaurants, and excellent public transport options right at your doorstep. Features:

- \*? Expansive open plan living room with designated dining and chic modern kitchen
- \*? Three generously sized double bedrooms with built-in wardrobes
- \*? Second spacious living area for added flexibility
- \*? Large laundry with second W/C, with potential to convert into a second bathroom
- \*? Entertainer's deck with a protective awning
- \*? Intimate and private rear garden
- \*? Off-street parking for one car (potential for a second car space)
- \*? Classic federation features including high ornate ceilings, picture rails, timber flooring, led lights and fireplace
- \*? Potential for further renovation or adding a second storey (STCA)
- \*? Newly built Waratah Avenue Plaza at the end of the street
- \*? Minutes from Randwick Junction Shopping Precinct, Prince of Wales Hospital, UNSW, and a 450m walk to the Light Rail Station