

**152 Fletcher Street, Woollahra, NSW, 2025**

PPD REAL ESTATE

**House For Sale**

Friday, 9 August 2024

152 Fletcher Street, Woollahra, NSW, 2025

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## Architect-Recreated Victorian Semi With A Suntrap Internal Courtyard And Lock-Up Garage

The imaginative architect-designed transformation of this 6m wide Victorian semi has created a bright and airy contemporary home with a timeless feel that's perfectly suited to cosmopolitan urban village living between the leafy serenity of Cooper Park and Westfield. Facing north and classically elegant at the front, the two-storey home embraces a suntrap internal courtyard with a seamless indoor/outdoor flow ideal for entertaining with charming Juliet balconies enhancing the home's timeless European design sensibility and maximising natural light and airflow. A custom chef's grade kitchen serves as the social heart of the home anchored by a huge island bench while all three bedrooms and a sun-filled study are positioned on the upper level, the main with an ensuite and lush rooftop garden. Positioned at the Bondi end of Woollahra, you can't beat the location just 350m to the Cooper Park's nature trails and tennis courts and 450m to the station with great schools all around and a quick trip to the city and beaches.

- \* 2 Parterre forecourt, Welsh slate roof
- \* 2 North-east aspect, rear lane access
- \* 2 3 large bedrooms all with built-ins
- \* 2 Built-in double study/home office
- \* 2 Tranquil master with a rooftop garden
- \* 2 Ensuite with French doors to a balcony
- \* 2 2nd bed opens to a north facing balcony
- \* 2 Free-flowing living and dining rooms
- \* 2 Jetmaster fireplace, hardwood floors
- \* 2 Bi-fold doors to an internal courtyard
- \* 2 Fluid in/outdoor living and entertaining
- \* 2 Integrated BeefEater bbq and seating
- \* 2 Chef's grade kitchen, custom joinery
- \* 2 3.5m granite breakfast/dining island
- \* 2 Smeg appliances, 5 burner gas cooktop
- \* 2 Bosch dishwasher, masses of storage
- \* 2 Daikin reverse cycle air, surround sound
- \* 2 200sqm approx of internal living space
- \* 2 Auto lock-up garage via Australia Lane
- \* 2 400m to Reddam House and Westfield
- \* 2 Mins to Woollahra village and Bondi Beach