

33 Dans Avenue, Coogee, NSW, 2034

PPD REAL ESTATE

House For Sale

Sunday, 18 August 2024

33 Dans Avenue, Coogee, NSW, 2034

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



Thomas Fuller
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Alexander Phillips
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An Enchanting Manor-Like Home On 790sqm, Idyllic Level Garden And A Highly Adaptable Layout

A rare treasure on one of Coogee's finest tree-lined avenues, this grand double-fronted Californian bungalow has been lovingly held by one family since it was built in 1923 and rests amid established gardens on a sprawling 800sqm approx landholding. Set high and proud on a wide tree-lined avenue tucked away behind Clovelly village, the two-storey home has been tastefully renovated and extended to create a forever family home with wide open views and ocean glimpses from a self-contained upper level apartment. Beautifully proportioned interiors, a highly adaptable layout and a level flow to an idyllic garden with a party sized pool and plentiful space to relax, play and entertain create a perfect environment to raise a family. Built on sandstone foundations with a 14m frontage, the four-bedroom home's commanding setting affords a wonderful sense of privacy an easy walk down to Clovelly Beach and 850m to Gordons Bay with cafes, bakeries and yoga studios around the corner. In the catchment for Clovelly Public School, 300m to St Anthony's Catholic Primary, this is a home of enduring style and substance in a community minded neighbourhood just 900m down Arden Street to Coogee Beach.

- *? Commanding north-facing 790sqm approx
- *? Built in 1923, the first time offered for sale
- *? Deep setback, carport and lock-up garage
- *? Polished hardwood floors, 3.1m ceilings
- *? 4 double bedrooms and a study on one level
- *? 3 with built-in robes, 1 with a window seat
- *? King-sized main bedroom with a sitting room
- *? Self-contained apartment on the upper level
- *? Sun-filled living room with ornate ceilings
- *? Granite gas kitchen with an island bench
- *? Casual living/dining with reverse cycle air
- *? Herringbone parquet floors, mood lighting
- *? Level flow to an enchanting private garden
- *? Entertainer's terrace with auto Vergola
- *? Sunny mosaic-tiled pool and dining cabana
- *? 3 full bathrooms, large laundry/utilities room
- *? Stroll to cafes, 750m to the Cloey Hotel
- *? 450m to Burnie Park, 700m to Clovelly Public