

# 63 York Road, Queens Park, NSW, 2022

## House For Sale

Wednesday, 14 August 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Veronica Perez

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## Timeless Beauty on the Park with Prestige Potential

The sale of the century! This classic Queen Anne Federation full brick bungalow offers a rare opportunity to buy into this tightly held location & create an exceptional family lifestyle. Set in an elevated position opposite the leafy expanse of Centennial Park, it's less than 1.5km to Bondi Junction rail, shopping & dining, close to schools & minutes to iconic beaches & the City. Modernised over the years while retaining all its decorative charm, there's plenty of scope to renovate or extend (STCA) on the 538sqm block with rear lane access to double garage.

- Graceful proportions, soaring corniced ceilings
- Timber floors, decorative fireplaces, fresh paint
- Formal lounge with spectacular vaulted ceiling
- Two front double bedrooms, one with bay window
- Modern timber eat-in kitchen plus dining room
- Garden front family room with tiled floor, reverse cycle air conditioning
- Terrace & fenced East-facing lawned garden
- Rear lane access to double garage & workshop
- Zoned R2, Conservation Area in Waverley LEP
- Waverley PS, Rose Bay Sec College catchment
- Close to Moriah, Reddam & Waverley College
- Less than 20 mins walk to rail & Westfield Bondi

Council: \$858 pq

Water: \$195 pq

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