

**251 Edgecliff Road, Woollahra, NSW, 2025**



**House For Sale**

Sunday, 3 November 2024

251 Edgecliff Road, Woollahra, NSW, 2025

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



James Dunn

## Grand Victorian Terrace With Sweeping District Views, Poised For A New Chapter

Auction Location: Level 1, 29-33 Bay Street, Double Bay NSW 2028

'Deceased Estate'

An exceptional Woollahra opportunity, this Victorian terrace is a family home of grand proportions with captivating period hallmarks, standing poised to usher in an exciting new chapter. Occupying a premium corner block position with prized rear NE-facing orientation, the home is nestled behind a leafy front garden offering privacy and a peaceful ambience.

With soaring ceilings and timber floors the voluminous living and dining rooms showcase ornate plaster work and exquisite original fireplaces, while the prime end-of-terrace-row setting welcomes Northerly sunlight. The generous eat-in kitchen flows to a rear entertainer's terrace presiding over leafy district views from Bellevue Hill to Bondi Junction. Accommodation upstairs comprises 3 enormous bedrooms, one enjoying the same NE-facing views, one with breezy Juliette balcony, while the front room opens to a traditional house-wide terrace balcony.

The side-of-house takes you to a spacious laundry plus storage room on the lower ground level, leading through a picturesque garden to the LUG, accessed via Chester Lane to the rear. Ideally located just a stroll from Queen St, with Bondi Junction, Double Bay and Edgecliff in easy reach and excellent schooling nearby, this elegant Victorian terrace is bursting with potential and offers the chance to create something truly special (STCA) in this coveted Woollahra enclave.

### PROPERTY FEATURES

- Prized corner block, ideal rear NE-facing aspect
- Soaring ceilings offer magnificent sense of scale
- Original fireplaces (bedrooms and living)
- Living and dining rooms bathed in Northerly light
- Large eat-in kitchen with sunlit entertainer's terrace
- Bosch oven, gas cooking, dishwasher, walk-in pantry
- Master bedroom with ensuite and rear NE-facing balcony
- 2nd bedroom with juliette balcony, central bathroom
- 3rd bedroom to the front with house-wide balcony
- Guest WC, laundry plus storage on the lower ground
- LUG accessed via Chester Lane, picturesque garden
- Stroll to Queen St, excellent schools within easy reach
- Central to Edgecliff, Double Bay and Bondi Junction