

# 36 Great Thorne Street, Edgecliff, NSW, 2027

PPD REAL ESTATE

## House For Sale

Friday, 25 October 2024

36 Great Thorne Street, Edgecliff, NSW, 2027

Bedrooms: 3

Bathrooms: 1

Type: House



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## Gorgeous Double-Fronted Cottage In A Leafy Urban Enclave, Sunshine And Greenery All Around

There aren't many weatherboard cottages remaining in the east and few offer as much charm and potential as this double-fronted c1900 classic. Tucked away at the quiet cul-de-sac end of the street, the freestanding home's sunny disposition, authentic period charm and extra-wide frontage combine to create a unique urban retreat in a blue-ribbon pocket between Woollahra village and Rushcutters Bay Park and just 200m to Edgecliff station for a quick trip into the city. With its picket-fenced garden and 12.5m frontage creating a lasting first impression, there's plenty of potential here with scope to for an upper level addition (STCA). Newly refurbished and ready to move in while exploring the possibilities, the three-bedroom home is perfect for the urbanite who desires a sense of sanctuary while being reassuringly close to the city's best eat streets, harbour villages and boutique beaches. Just 500m to Trumper Park Tennis Centre, this rare gem is an easy walk across the park to The Lord Dudley Hotel and Flat White Cafe and up to Queen Street village.

- \* Quiet spot with no through-traffic
- \* 12.5m frontage with a bullnose deck
- \* Original Kauri boards, 3.2m high ceilings
- \* Light and airy interiors, shiplap walls
- \* 3 roomy bedrooms all with a fireplace
- \* Sunlit living anchored by a fireplace
- \* Eat-in gas kitchen bathed in sunshine
- \* Suntrap courtyard, greenery all around
- \* Huge internal laundry/utilities room
- \* Updated bathroom, bath and shower
- \* Huge potential to renovate/recreate
- \* Superb walkability, minutes to the city
- \* 200m to the station and retail precinct
- \* 850m to the heart of Queen St village
- \* Walk to Rushcutters Bay Park and the CYC
- \* Easy access to harbour and surf beaches