

4 Ritchard Avenue, Coogee, NSW 2034

PPD REALESTATE

House For Sale

Monday, 20 January 2025

4 Ritchard Avenue, Coogee, NSW 2034

Bedrooms: 2

Bathrooms: 1

Type: House



Thomas Fuller
0283551188



Haynes Wileman
0452490744

Auction 22 February

A Vintage Beauty With A Sunny Disposition And Huge Potential On A Deep 328sqm Approx A much-loved home full of charm and possibility, this sun-filled 1920s semi holds a private elevated position on a wide tree-lined avenue between Clovelly village and Coogee Beach. Available for the first time in 68 years, the character-filled cottage is one of only a few remaining original homes in this family friendly neighbourhood with an established terraced garden at the rear with space for kids to run free. On the sunny northern side of the pair, 'Glenlarie' is built on solid sandstone foundations with two double bedrooms, the main with a sunroom, and a basement rumpus room or third bedroom. Classic sunburst leadlight windows symbolise the spirit of a new beginning while high ornate ceilings and picture rails add plenty of character. Just over 1km to Coogee Beach and Gordons Bay, this vintage charmer's double brick build and sunny disposition present the ideal foundations for renovation. Take inspiration from neighbouring homes and explore the potential for transformation capitalising on its fantastic location with neighbouring pathway access leading up to Frenchmans Road village.* Peaceful setting amid established gardens* Freestanding to the north, sunlit interiors* Rare opportunity in a prized neighbourhood* 2 double bedrooms, high ornate ceilings* Main opens to a sunroom or study/nursery* Original starburst leadlight windows* Basement rumpus room or 3rd bedroom* Sun-filled living room, feature fireplace* Bright retro kitchen, adjoining dining* Covered terrace and terraced gardens* Original timber framework and picture rails* Established gardens, greenery all around* Tidy bathroom and a separate laundry* Randwick Public School catchment area* 650m to The Dog and local village hub* Walk to Clovelly Rd cafes and yoga studios* Just over 1km to the north end of the beach
Land Area: 328m² Outgoings Water Rates: \$169.03 Quarterly Council Rates: \$369.10 Quarterly