

33 Douglas St, Clovelly, NSW 2031

Sold - \$5,550,000

House 3 2 2



## Rare Opportunity to Secure An Elevated North East Position w

Perched aloft a hill in a quiet cul-de-sac rests this charming and pretty 3 bedroom single story Federation home. With expansive neighbourhood views sweeping across Clovelly and Varna Park and boasting a perfect north-east facing block, this lovingly maintained family home is being offered for the first time in over 60 years.

**Open for Inspection**

By Appointment.

Capturing bountiful sunlight all day, and positioned close to local shops, beaches, cafes and parklands, this impeccable property placed on an absolute premium 450sqm parcel of land presents the perfect opportunity to create a dream family home or investment.

### Features:

- Sensational north-east facing square block of 450sqm
- Presiding over a hilltop location encompassing panoramic district views
- Set in a quiet cul-de-sac perfect for families
- Charming existing Federation home with 3 bedrooms, 2 bathrooms
- Large living / dining and kitchen areas
- Lovely bullnose front verandah, classic features, tessellated tiles
- Off street parking for 2 cars - potentially more (STCA)
- Wide street frontage; rear entertaining deck capturing sun & views
- Enormous private sun drenched backyard perfect for pool addition
- Extensive manicured lawns, gardens with quintessential back shed
- Easily liveable whist awaiting DA approvals
- Stroll to Varna Park, Queens Park, local shops and cafes
- Short walk to Clovelly beach or Bronte beach
- Agents Interest \*

**Listed By**  
Geoff Cox

Jason Boon

