

## 23 Wilely St, Waverley, NSW 2024

Sold - \$2,375,000

House 2 1 1



### A Classic Semi Offered For The First Time In A Century

For sale by expressions of interest closing 4:00pm Thursday 21st December - if not sold prior.

**Open for Inspection**

By Appointment.

Original homes on this tightly held street are a rare find and few offer as much potential as this wide-fronted semi in the leafy heart of Waverley. Freestanding to the North side and set on the high side of the street, 'Rainscourt' has been held by one family for a century, presenting a superb opportunity to make your mark with scope for a second storey addition in line with neighbouring homes (STCA). Bright and airy interiors, a sunny backyard and community minded neighbourhood combine to offer a perfect canvas for creative renovation. In a family friendly setting between Waverley Park and Charing Cross village, the two-bedroom home is ideal to live in or rent out during the DA process and is surrounded by great schools and within easy reach of Bronte, Tamarama and Bondi Beaches.

- + 6.5m wide frontage with a sunny North-East aspect
- + Flow through single-storey layout, classic high ceilings
- + 2 double bedrooms, the main with built-in robes
- + Bright open plan living and dining, built-in cabinetry
- + Bi-fold doors open to a north facing side courtyard
- + Modern kitchen with a dishwasher, 11ve gas cooker
- + Child-friendly garden with a level lawn, side access
- + Tidy bathroom with a bath, separate internal laundry
- + 350m to Waverley Park's open spaces and sports fields
- + 550m to St Charles' Primary, stroll to Waverley College

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Century 21 Armstrong-Smith are real estate experts based in the heart of Bondi Junction in the Eastern Suburbs and are proud to present this fantastic property. We look forward to offering you world class customer service for the 21st Century.

DETAILS: Nicholas Armstrong-Smith 0419 273 703

#### Listed By

Nicholas Armstrong-Smith

