



## Kingsford, 1 Hayward Street

First time offered in 60+ years - Deceased Estate with Ample Upside Opportunity.

Positioned on a R3 zoned prized corner block in a peaceful, tree-lined street, this freestanding residence offers a rare opportunity in the heart of Kingsford.

Set on a generous 417sqm (approx.) parcel, this home combines timeless character with exceptional potential for Renovation, Extension, or Redevelopment (STCA).

Featuring original interiors, flexible layout, sun-drenched living areas, a practical floor plan, bright living spaces & a secure backyard which enhances its appeal for young families. With the added advantage of potential dual street access and an expansive 21-metre frontage, this property can provide valuable future development options (STCA).

Ideally located, this corner block home combines the tranquillity of a family-friendly neighbourhood with unbeatable convenience.

This property is also well connected to the CBD via express buses & just moments away



**For Sale**

SOLD | \$410,000 over reserve

**View**

By Appointment

**Contact**

**Aaron Del Monte**

0447 144 434

aaron.delmonte@ljhdoublingbay.com

**Kevin O'Kane**

0449 960 940

kevin@ljhdoublingbay.com

# LJ Hooker

**LJ Hooker Double Bay**  
**(02) 9185 2816**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

from the Anzac Parade Light Rail, UNSW, Prince of Wales Hospital precinct, and Randwick's vibrant shopping and dining scene. Coogee Beach, local parks, Westfields Eastgardens Shopping Centre, and recreational facilities all within easy reach, adding to its strong lifestyle appeal and a warm sense of community and village charm.

Zoned for sought-after schools, including St Spyridon, Brigidine & Marcellin Colleges.

#### Key Features:

- \*Freestanding home on a large 417sqm block
- \*Three bedrooms with original period features
- \*Bright and spacious living areas with plenty of natural light
- \*Secure, private backyard ideal for families and entertaining
- \*Dual street access (STCA) and wide 21-metre frontage —flexible for future development
- \*Scope for Renovation, Extension, or Redevelopment (STCA)

#### Prime Location:

- \*Short walk and easy access to the CBD via Anzac Parade Light Rail & express buses
- \*Moments from UNSW, St Spyridon, Brigidine & Marcellin Colleges.
- \*Close to the Prince of Wales Hospital precinct
- \*Near Randwick's shopping and dining precincts
- \*Minutes to Coogee Beach and local parks

## More About this Property

<b>Property ID</b>	28RHYY
<b>Property Type</b>	House
<b>Land Area</b>	417 m2
<b>Including</b>	Toilets (1) Fire Place Floorboards Fully Fenced Close to Schools Close to Shops Close to Transport

#### Aaron Del Monte 0447 144 434

Managing Director | aaron.delmonte@ljhdoublingbay.com

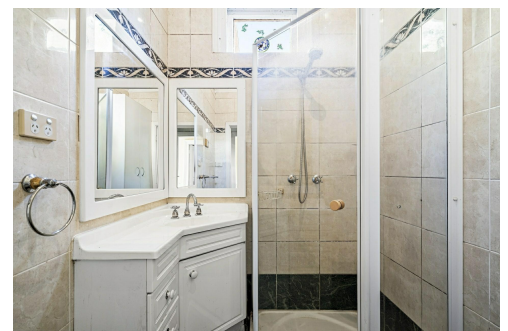
#### Kevin O'Kane 0449 960 940

Property Partner | kevin@ljhdoublingbay.com

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38 Ocean Street, WOOLLAHRA NSW 2025

doublebay.ljhooker.com.au | admin@ljhdoublingbay.com

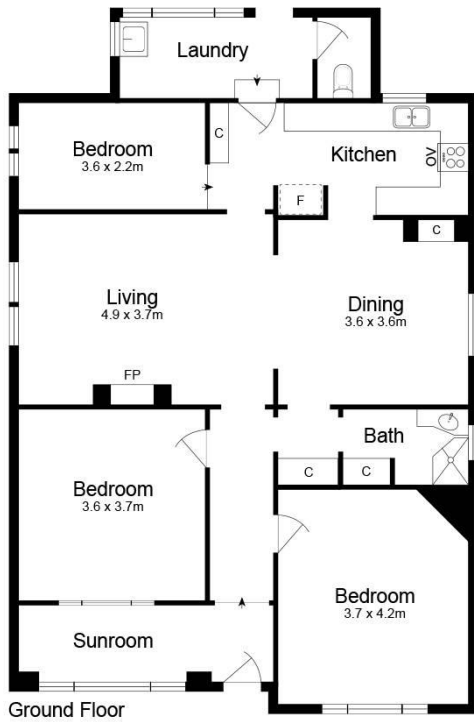


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Site Plan



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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