



## Kingsford, 1 Hayward Street

### Deceased Estate with Ample Upside Opportunity

Tucked away in a quiet, tree-lined street in the heart of Kingsford, 1 Hayward Street presents a rare opportunity to secure a freestanding home on a generous 417sqm (approx.) parcel. Offering immediate comfort with a flexible layout and classic charm, this residence is brimming with potential for renovation, extension or redevelopment (STCA).

The existing three-bedroom home is neatly presented with original interiors, a functional floorplan, light-filled living spaces and secure backyard make it ideal for young families or those seeking an easy-care lifestyle. With dual street access and a 21 metre frontage, the property also provides valuable flexibility for future plans, including the possibility of garage access or a secondary dwelling (STCA).

Perfectly positioned, this home enjoys the tranquility of a family-friendly neighbourhood while being just moments from the Anzac Parade Light Rail, UNSW, the Prince of Wales Hospital precinct and Randwick's vibrant shopping and dining options. Coogee Beach,

3 1 0

#### Auction

Thu 17th Jul @ 5:30PM

#### View

Thu 3rd Jul @ 4:30PM - 5:00PM

#### Contact

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**LJ Hooker**

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nearby parks and recreational facilities are also within easy reach, enhancing lifestyle appeal for residents of all ages.

Zoned for highly regarded schools including St Spyridon College, the location is well-connected to the CBD via express bus and light rail services, while retaining a strong sense of community and village charm. Whether you're looking to move in, invest or reimagine the space entirely, this is a truly versatile opportunity in one of the Eastern Suburbs' most desirable pockets.

## More About this Property

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

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Site Plan

0 1 2 3 4 5

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.

## 1 Hayward Street, Kingsford