







446 Avoca Street, Kingsford

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Charming Renovated Home in a Prime Lifestyle Location

Positioned in a highly sought-after pocket of Kingsford, this beautifully renovated full-brick semi combines timeless character with modern comfort. Set on a generous 272sqm parcel of land, a double-fronted design with a freestanding northern side enhances natural light, privacy and internal space, positioned in a highly convenient Eastern Suburbs address.

Showcasing a blend of period charm and modern updates, the home features generous interiors, polished timber floorboards and a versatile floorplan designed for relaxed family living. The renovated kitchen flows seamlessly to the dining area, while multiple indoor and outdoor living spaces provide flexibility for entertaining and everyday enjoyment.

Accommodation comprises of three spacious bedrooms, including a master bedroom complete with a stylish ensuite. Outside, a wraparound alfresco setting enjoys abundant sunshine, complemented by a covered entertaining cabana and enclosed patio ideal for year-round gatherings.

This well-located home delivers an exceptional eastern suburbs

FOR SALE
SOLD | Contact Agent

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Interested parties must rely solely on their own enquiries.

LJ Hooker

lifestyle just moments from Rainbow Street Public School and Paine Reserve, and only 2km to Coogee Beach. Enjoy easy access to The Spot and Newmarket's vibrant dining precincts, the Prince of Wales Hospital and Randwick health and education hub, as well as Light Rail transport, Pacific Square Shopping Centre, local parks and a selection of highly regarded schools, all combining to offer outstanding everyday convenience in a highly connected coastal setting.

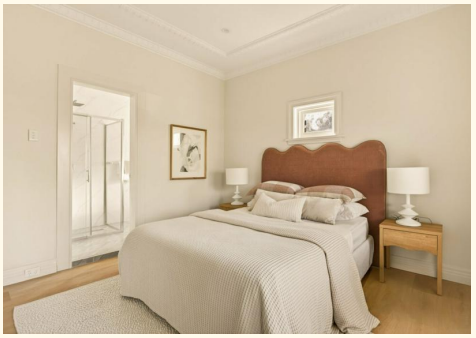
The property also benefits from approved DA plans for a second-storey addition, providing the opportunity to create additional living space to accommodate future needs.

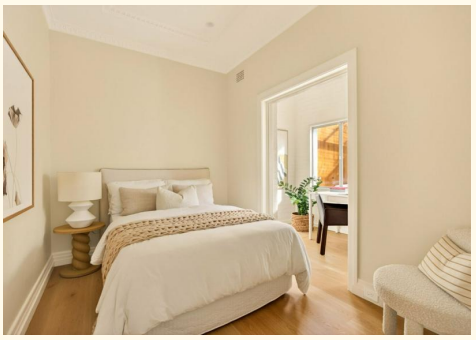
Features Include:

- Recently renovated throughout with a move-in ready appeal
- Double-fronted full-brick semi with a North West aspect
- Spacious living area
- Master bedroom featuring a contemporary ensuite
- Timber flooring, high ceilings and charming period details
- Enclosed patio plus covered outdoor entertaining cabana
- Sun-drenched wraparound courtyard with established landscaping
" DA Approved Plans
" Moments to transport, schools, shopping, cafés and beaches

MORE DETAILS

Property ID	2M4HYY
Property Type	House
Land Area	272 m2











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Site Plan

272m²	93m²	30m²	6m²	13m²	11m²
TOTAL	Internal	Patio	Porch	Carspace	Cabana

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