






75 Cottenham Avenue, Kingsford

## Contemporary Single-Level Family Living in a Highly Sought-After Tree-Lined Street.

Beautifully presented, combining modern comfort with relaxed family functionality, this refreshed single-level residence presents an exceptional opportunity within one of Kingsford's most tightly held and convenient pockets. This character-filled elevated bungalow home has been thoughtfully restored in keeping with the home's original period charm, while seamlessly incorporating modern comforts for contemporary family living. Designed to embrace natural light and effortless indoor-outdoor living, the home delivers a versatile layout ideal for young families, professionals and downsizers seeking immediate comfort with future potential.

Set behind established gardens and a private frontage, the residence reveals a spacious open-plan design enhanced by timber flooring, generous proportions, and an abundance of natural light throughout. At the heart of the home, the living and dining areas transition seamlessly through expansive sliding doors to a sunlit east-facing backyard, creating the perfect setting for year-round entertaining, relaxed family living, and outdoor enjoyment.

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### AUCTION

Sat 13th Jun @ 12:30PM

### VIEW

Sat 6th Jun @ 12:00PM - 12:30PM

### AGENTS

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### AGENCY

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 **LJ Hooker**

The well-appointed kitchen integrates effortlessly with the main living spaces, while the thoughtfully designed floorplan offers three generous bedrooms, one complete with built-in wardrobes. Beautifully maintained interiors provide immediate liveability, with scope to further personalise or enhance over time to suit evolving family needs.

Additional features including a large internal laundry with ample storage and off-street parking and garage further enhance the home's everyday practicality. Combining comfort, privacy, and convenience in equal measure, the residence offers a low-maintenance lifestyle opportunity in a highly connected Eastern Suburbs address.

Positioned moments from UNSW, Prince of Wales Hospital, light rail transport, local cafés, quality schools, and the Eastern Suburbs' renowned beaches, the home also enjoys close proximity to Kensington Oval and its newly upgraded recreation facilities, delivering outstanding lifestyle appeal for families and professionals alike. The home is also within close reach of quality schools and walking distance to UNSW.

### Highlights

- Character-filled elevated bungalow home with tasteful restoration reflecting the home's original period charm
- Contemporary single-level family home in a sought-after Kingsford location
- Spacious open-plan living and dining with abundant natural light throughout
- Timber flooring across main living areas with seamless indoor-outdoor flow
- Expansive sliding doors opening to east-facing backyard
- Established gardens with private entertaining setting
- Three generous bedrooms, one appointed with built-in wardrobes
- Ample storage in laundry and kitchen
- Well-appointed kitchen integrated with open-plan family living spaces
- Large internal laundry with additional storage throughout
- Secure gate with convenient garage and off-street parking
- Air conditioning throughout
- Security alarm system installed
- Well-maintained interiors with scope to further personalise if desired
- Close to UNSW, Prince of Wales Hospital, light rail & leading local schools
- " Walking distance to UNSW, cafés and Kensington Oval.

## MORE DETAILS

Property ID 2K7HYY  
Property Type House  
Land Area 453 m2  
Including Air Conditioning  
Alarm  
Floorboards  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Close to Schools  
Close to Shops  
Close to Transport

**Aaron Del Monte 0447 144 434**

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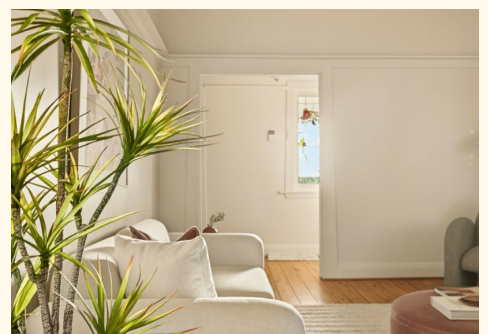
**Kevin O'Kane 0449 960 940**

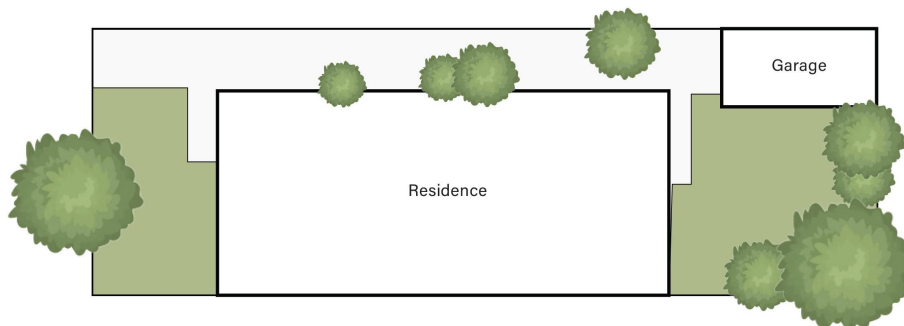
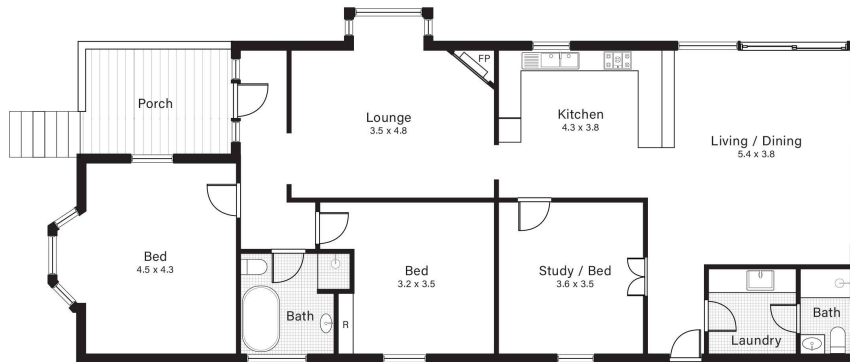
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