



16 Farnham Avenue, Randwick

Freestanding Family Home with Rare North-Facing Garden in a Sought-After Randwick Setting

Tucked away in a peaceful cul-de-sac on the Coogee side of Randwick, this freestanding single-level residence blends timeless character with modern comfort to create an inviting family home. Set on a sun-drenched 356sqm (approx.) parcel, it captures the charm of classic period architecture while delivering generous living spaces and a lush north-facing garden oasis, an idyllic backdrop for relaxed living and effortless entertaining.

A versatile layout features three double bedrooms with built-in robes, complemented by multiple living and retreat zones. Original details including ornate 3m ceilings, polished timber floors, and French doors enhance the sense of charm, while contemporary updates such as ducted ceiling air conditioning with smart control via the Google app and a 5kW solar power system ensure lasting comfort and efficiency.

At the heart of the home, a granite-topped kitchen with breakfast bar flows into a sunlit open-plan living and dining area, where bi-fold doors open to a wide entertainer's terrace and level lawn surrounded by tropical landscaping. Two well-appointed bathrooms, both with

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AUCTION

Sat 18th Oct @ 9:30AM

VIEW

Sat 4th Oct @ 12:00PM - 12:30PM

AGENTS

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bathbubs, cater to family needs with ease. Additional highlights include a large internal laundry, secure garage, and a substantial basement ideal for storage or a workshop.

The location is another standout: within the catchment for Coogee Public School and just 800m from Randwick Village and Royal Randwick Shopping Centre, with Coogee Beach, Gordons Bay, UNSW, and Prince of Wales Hospital all within walking distance. Rear pedestrian access to a city express bus stop completes a home that combines lifestyle, convenience, and enduring family appeal.

Highlights

- Freestanding single-level residence in a peaceful cul-de-sac
- Sun-drenched 356sqm (approx.) block with prized north-facing garden
- Three double bedrooms with built-in robes
- Spacious lounge, adjoining study, and second living area
- Polished timber floors, ornate 3m ceilings & French doors to verandah
- Modern granite kitchen with breakfast bar & near-new appliances
- Open-plan living/dining with bi-folds to terrace & garden
- Expansive entertainer's terrace, level lawn & tropical surrounds
- Two bathrooms, both with bathtubs
- Large internal laundry, ducted ceiling A/C with smart Google app control & 5kW solar system
- Secure garage plus large basement ideal for storage/workshop
- Coogee Public School catchment, walk to Coogee Beach & Gordons Bay
- 800m to Randwick Village & Royal Randwick Shopping Centre
- Rear pedestrian access to city express buses

MORE DETAILS

Property ID	2BHYY
Property Type	House
Land Area	356 m2
Including	Air Conditioning
	Ducted Heating
	Balcony
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Close to Schools
	Close to Shops
	Close to Transport
	Openable Windows
	Roller Door Access

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