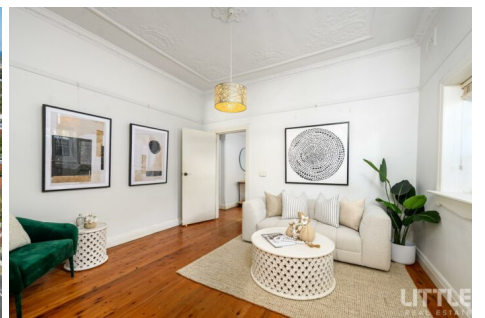
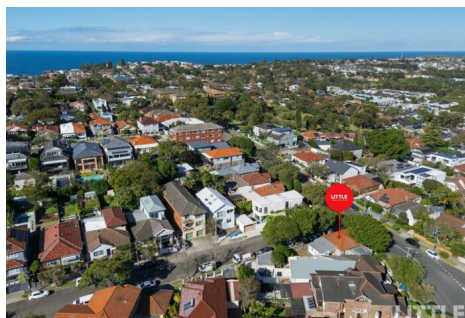
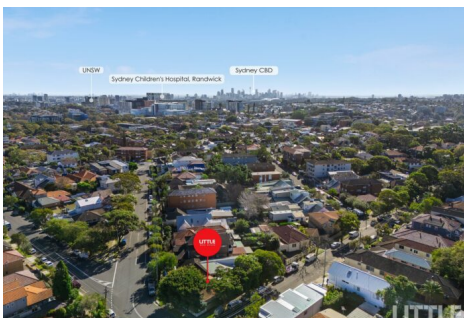


Auction - Buyers Guide \$2,250,000

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183 Perouse Road RANDWICK NSW



Auction - Buyers Guide \$2,250,000

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183 Perouse Road RANDWICK NSW

Free Standing Character Home - Buyer's Guide \$2,250,000

Auction date

Saturday 9 August, 2:45PM

Welcome to 183 Perouse Road, Randwick, This property is offered to the market via Public Auction (on site August 9th, 2025)

A charming Two-Bedroom plus large sunroom home with period features throughout, in prime Randwick location.

Nestled on the absolute boarder of Coogee, it's neighbouring suburb that you will find in very close proximity.

A delightful opportunity for young families, up-sizers down-sizers, or investors seeking a charming residence in one of Sydney's most sought-after suburbs, the house boasts a perfect blend of convenience with the potential to improve to suit your family lifestyle and comfort.

Upon entry you are welcomed by its leafy front yard garden, only big enough to be easily maintain and enjoyed daily, before entering into a convenient covered front porch.

A corner block offering with the added convenience of having a front and side entry, not to mention the drive-in garage with an added car space on the driveway which will offer you x2 off street parking spaces.

Property Features:

- Bedrooms: 2 spacious bedrooms, each filled with natural light and offering ample storage space.
- Bathroom: A combined shower and bathtub, designed for relaxation and functionality.
- Living: Filled with period features, high ceilings & gas outlet. A cozy living area that flows seamlessly into the next room being dining space, perfect for entertaining family and friends
- Kitchen - Situated in between the dining room and sunroom making food preparation, serving & entertaining so easy
- Sunroom - the last room before the backyard is ever so handy, has a side exit door to access the side of the house plus to access directly to the large lock up garage / internal laundry.
- Outdoor Area: An inviting backyard, ideal for weekend barbecues or a peaceful retreat after a long day. Kids playing area

Location Highlights:

- Situated in the heart of Randwick, this property is just moments away from an array of local amenities. Enjoy easy access to local parks (Bangor dog park 3 mins walk away - Coogee Beach 27min walk - 4min drive

Public Transport:

- Convenient bus routes and light rail services connecting you to the CBD and surrounding areas

Shopping & Dining:

Auction - Buyers Guide \$2,250,000

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183 Perouse Road RANDWICK NSW

• A variety of shops, cafes, and restaurants within walking distance, catering to all your lifestyle needs.

Schools:

• A selection of reputable schools and educational institutions nearby, making it an ideal location for families

This property is set to go to auction, offering a fantastic opportunity to secure your future in Randwick. Don't miss your chance to own a piece of this vibrant community.

I look forward to meeting you at the open homes.

Disclaimer:

Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient. Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given without responsibility.

This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.

** Some images included in the listing have been virtually staged to help showcase the intended use and true potential of spaces in the home **



Nick Scognamiglio

State Sales Leader NSW, NSW

nick.scognamiglio@little.com.au

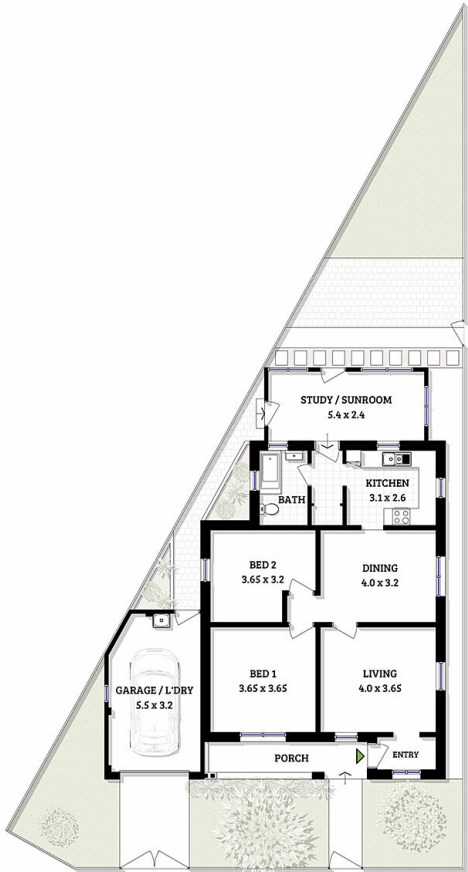
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183 Perouse Road RANDWICK NSW



FLOOR PLAN & SITE PLAN

183 Perouse Road, Randwick

