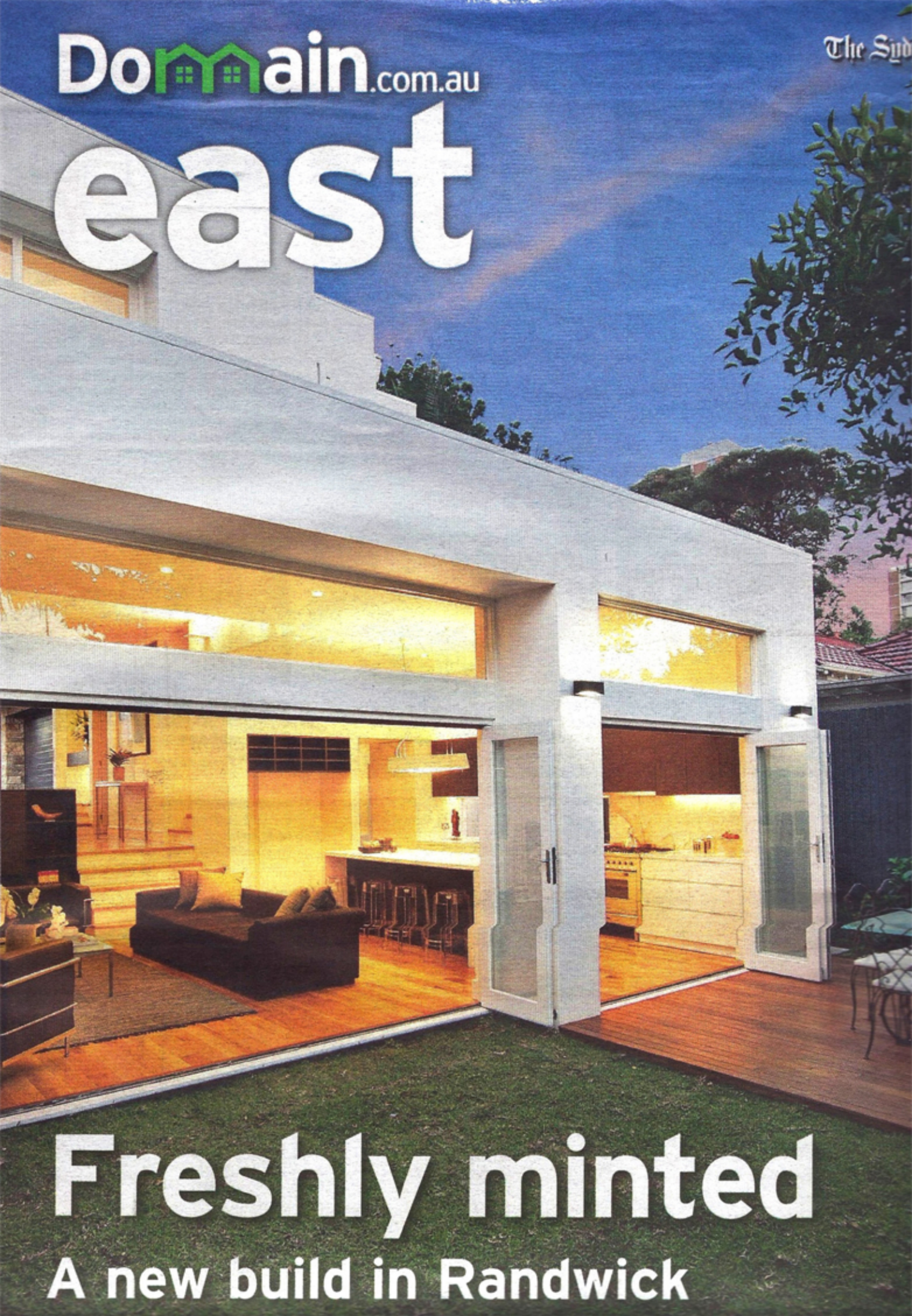


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The Syd

east



Freshly minted

A new build in Randwick

COVER PROPERTY Mari Gibson



RANDWICK
87A ST MARKS ROAD
\$1.9 million+

House 4 bed, 3 bath, 2 car
 Built 2012
 Size About 350 sq m
 Inspect Thu, 6-6.45pm; Sat, 10-10.45am
 Agent BHR Group, 0418 968 081
 Auction June 23
 Last traded for Never traded

Newly built houses are akin to new cars, with their freshly minted looks and high gloss. They are rare in established suburbs, however, and this can add to the appeal.

A perfect example is this house on a battleaxe block in tree-lined St Marks Road, on the south side of Alison Road (meaning it's

nearer the beach). Designed by ASA Architects, it fits the brief – and more – of the ideal home for today's professional family.

The ground-floor fourth bedroom with en suite would suit a live-in nanny, the compact garden is low-maintenance, the express bus to the city stops around the corner and the beach is in walking distance.

The home's clever design incorporates a split-level ground floor. Down five steps from the bedroom and the dining space are a large living room and kitchen that open to the garden. The feeling of light and height is magnified by a row of clerestory windows above bi-folds. Upstairs are the rest of the bedrooms, two bathrooms with underfloor heating and beautiful district views.

The house that fronts the street, No. 87, sold for \$1,495,000 in 2007 and now shares the side driveway.

THE AGENT, BEN BICKMORE-HUTT, SAYS:

"There's ease of access to Randwick and [the position] also keeps you in that square mile that allows a level walk to Coogee beach. The battleaxe arrangement is nice and quiet. It's a great design with quality finishes."

THE OWNER SAYS:

"We love that it's in an established community but it's brand new. It's got all the mod cons you'd ever want – it's low-maintenance living."