

**112 Swanson Street, Erskineville, NSW 2043**



**Townhouse For Sale**

Wednesday, 3 April 2024

112 Swanson Street, Erskineville, NSW 2043

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 155 m2**

**Type: Townhouse**



Timothy Goring  
0438822281



Shaun Stoker  
0424172217

## Auction

Park life and village convenience go hand in hand in this custom renovated townhome in the heart of Sydney's most liveable suburb. Opposite Harry Noble Reserve and Erskineville Oval with sweeping park views from both levels, the boutique home is just down from Bitton Cafe in a connected neighbourhood setting an easy level 450m walk to the station and shopping village. A spacious terrace-like layout features whole-floor living space leading out to a private north-facing courtyard with both bedrooms on the upper level, the main with a balcony. Featuring a private entry and 155sqm approx on title, the stylishly appointed strata-titled terrace offers superb convenience with internal access to an oversized lock-up garage and access to a resort-style heated pool and sauna making day to day living a dream. - Fully renovated interiors with a terrace-like layout- 2 large bedrooms on the upper level, ample storage- King-sized main with built-in robes and a balcony - Lounge with hardwood floors in a natural finish- Designer Caesarstone gas kitchen in Fresh Concrete- Integrated AEG appliances, subway tile splashback - Bright open casual living/dining, reverse cycle air- Stylishly renovated bathroom with artisan tiled floor- Soaking tub and a separate frameless glass shower - Downstairs powder room, separate internal laundry- Internal access to a 23sqm approx lock-up garage - Newly renovated heated indoor pool and a sauna- Rates: Water \$178pq, Council \$284pq (All approx.)Contact Timothy Gorrington 0438 822 281Shaun Stoker 0424 172 217Our recommended loan broker: Tommy Nguyen ([www.loanmarket.com.au/tommy-nguyen](http://www.loanmarket.com.au/tommy-nguyen))