

11A Leamington Avenue, Newtown, NSW 2042



House For Sale

Friday, 3 May 2024

11A Leamington Avenue, Newtown, NSW 2042

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 133 m2

Type: House



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Auction

Tucked away in a picturesque tree-lined avenue close to Hollis Park, this immaculate two-bedroom home offers space and sunshine in an ultra-convenient locale with an easy walk to King Street and Erskineville village. Well designed with a split-level layout providing good separation between the living area and bedrooms, the house stands a deep dual-frontage block with alfresco courtyard and off-street parking accessed via Leamington Lane. Instantly welcoming with its sunlit front verandah and wide entry hall, the home has crisp white interiors with high ceilings amplifying a wonderful sense of space. Enjoy easy living with double bedrooms, modern bathroom and open-plan living, dining and kitchen leading to the courtyard. With potential for upstairs extension STCA, the property is 50m to Macdonaldtown train station, 130m to Hollis Park café and 570m to Carriageworks weekend food markets.- Courtyard with off-street parking and rear lane access- Bright and airy interiors, excellent cross flow ventilation- Open-plan living, dining and kitchen with r/c air-con- Kitchen with gas stove and Bosch s/steel dishwasher- Main bedroom with mirrored built-ins and ceiling fan- 2nd double bedroom with r/c air-con and fireplace- Entry hall with pull-down ladder to air-conditioned attic- Skylit bathroom w/ bath/shower and laundry facilities- High ceilings, polished timber floors, gas heating bayonet- Classic façade with tessellated tiled front verandah- Solar electrical roof panels, garden storage shed- Peaceful tree-lined street, easy on-street parking- Footsteps to Macdonaldtown train station- 400m to King Street cafes, dining and shopping- 550m to Erskineville village and train station- 570m to Carriageworks weekend food markets- Rates: Water \$194pq, Council \$398pq (All approx.)Contact Moira Verheijen 0414 343 995Nikkita Buongiorno 0423 604 542Our recommended loan broker: Tommy Nguyen (www.loanmarket.com.au/tommy-nguyen)