

13 Albion Street, Harris Park, NSW 2150



House For Sale

Friday, 24 May 2024

13 Albion Street, Harris Park, NSW 2150

Bedrooms: 3

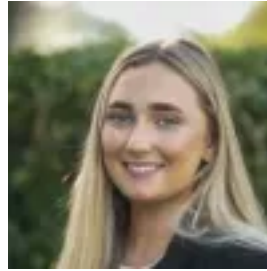
Bathrooms: 1

Area: 284 m2

Type: House



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Auction

Discover the perfect blend of historic charm and modern convenience in this beautifully renovated circa 1870s cottage. Situated on a 284m² block with dual access from Albion Street and Gordon McKinnon Lane, this home comprises the following:

- 3 good sized bedrooms, 2 with built ins and one featuring a beautiful open fireplace
- Contemporary bathroom which features a spa bath, shower and separate toilet
- Modern kitchen with Caesarstone bench tops, glass splashbacks, wine racks and gas cooking
- Spacious and bright open plan living/dining with Regency gas fireplace
- Attic conversion accessed by spiral staircase - perfect for working from home/ study / teenagers retreat
- High ceilings and skylights throughout offering an abundance of natural light
- Beautiful 6" Baltic pine flooring adding warmth and charm
- Established front cottage garden complete with picket fence
- Back verandah with blackout awnings and retractable clothesline - ideal for BBQs
- Save on power bills with your 5.25 kW system (15 LG solar panels with Enphase micro inverters) and Tesla Powerwall 2 Battery with 13.5kWh storage
- Ducted reverse-cycle air conditioning
- Good size laundry with access to patio
- Bosch security system with front security cameras along with security lights
- Fully fenced and secure home
- Established and beautifully maintained gardens, enclosed veggie patch, 2 raised garden beds, stunning crepe myrtle tree, ornamental grape and roses - an oasis on the fringe of the Parramatta CBD
- Potential for off-street parking via rear lane access
- Large garden shed/workshop with electricity
- Walking distance to transport links - Harris Park station, Parramatta station and bus interchange, Parramatta ferry and new light rail stop at Robin Thomas, Harris Park shops, cafes and restaurants and all the cosmopolitan delights that Parramatta has to offer
- Close to local schools/universities - St Oliver's Primary School, Maronite College of the Holy Family, Parramatta Public School, Arthur Phillip High School, Macarthur Girls High School, Western Sydney University
- Property offers a timeless piece of elegance with style, character & charm - opportunity to purchase a classic property of a bygone era

Outgoings: (per quarter approx.) Council: \$386 Water: \$282

DISCLAIMER: "All information contained herein is gathered from sources we believe to be reliable. However, R&W Parramatta cannot guarantee its accuracy and interested persons should rely on their own inquiries".