

**14 Burren Street, Erskineville, NSW 2043**



**House For Sale**

Friday, 3 May 2024

14 Burren Street, Erskineville, NSW 2043

**Bedrooms: 3**

**Bathrooms: 3**

**Area: 126 m2**

**Type: House**



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## Auction

Beyond the distinctive parapet facade of this Victorian terrace lies a newly built home that fuses cutting-edge design with superb functionality to deliver a home of style and substance. Designed by award-winning architects Smith & Tzannes, the two-storey home's streamlined interiors, select palette of materials and clever use of light and space create a sense of quiet luxury. A three-bedroom layout features an upper level master suite while the stylish open plan living space invites relaxation with a seamless flow to an entertainer's terrace with wet bar and a sunny walled garden. Crafted with precision and impeccably appointed, the light-filled home has been designed to tread lightly on the environment with an internal lightwell maximising cross-flow ventilation and a 5kW solar system for optimal energy efficiency. At the quiet end of a wide cul-de-sac with pathway access up to the high street, this is a perfect spot to enjoy Erskineville's cafe culture and dining scene just 150m to the train station. - Rebuilt from the ground up retaining its classic period frontage - Engineered Oak floors, shadowline ceilings, Daikin zoned air- 3 spacious bedrooms with built-in robes, 2 on the upper level- Main with an ensuite, 2nd bed opens to a private roof terrace- Dining with custom joinery and an internal lightwell/atrium - Miele-appointed kitchen with a 3m waterfall breakfast island - Stone benchtops, induction cooktop and streamlined joinery- Skylit living with a wall of bi-fold doors opening outdoors - Covered terrace with wet bar, child-friendly grassed garden - 3 designer bathrooms, stone vanities, gunmetal grey tapware- Surrounded by pocket parks, 150m to Erskineville Station & 250m to Macdonaldtown station- 750m to Newtown's vibrant shopping and entertainment scene- Close to Sydney University, RPA Hospital and South Eveleigh- Rates: Water \$194pq, Council \$295pq (All approx.)Contact Moira Verheijen 0414 343 995Shaun Stoker 0424 172 217Our recommended loan broker: Tommy Nguyen ([www.loanmarket.com.au/tommy-nguyen](http://www.loanmarket.com.au/tommy-nguyen))