

**17/31A Devine Street, Erskineville, NSW 2043**



**Apartment For Sale**

Thursday, 30 May 2024

17/31A Devine Street, Erskineville, NSW 2043

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 104 m2**

**Type: Apartment**



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## **Auction Guide: \$860,000**

On an elevated setting just behind the action of King St, this two bedroom terrace presents an exceptional opportunity to renovate, rejuvenate and add further value. With a functional floor plan offering two double bedrooms on the first floor, and the ground floor dedicated to living and entertaining with a private courtyard framed by greenery and trees, the home is a blank canvas waiting for a creative transformation into a designer residence. Featuring a secure parking space and immense potential to further capitalise, this terrace is an outstanding choice for those seeking to invest in a prime urban lifestyle hotspot. With renowned restaurants, lively cafes and beer gardens on King St a 2 minute walk, the expansive greenery of Sydney Park a 5 minute walk, or St Peters train station a 7 minute walk, the location of this terrace is unparalleled in convenience.

- Exceptional opportunity to renovate and add value
- Row of elevated terraces, w/ secure parking space
- Living seamlessly flows to dining and kitchen area
- Tree-framed courtyard has common garden access
- Two double beds on first floor bathed in sunshine
- Master bed has built-in wardrobe and city glimpses
- Internal laundry, additional wc, main bath has tub
- Exceptional lifestyle pocket set just behind King St
- 2 minute walk to King St lively cafes, restaurants
- 5 minute walk to Sydney Park walk and cycleways
- 7 minute walk to St Peters train for transport ease

• Rates: Water \$180pq, Council \$355pq, Strata \$1,347pq (All approx.)  
Contact Joshua Kaoutal 0497 532 434  
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Our recommended loan broker: Tommy Nguyen ([www.loanmarket.com.au/tommy-nguyen](http://www.loanmarket.com.au/tommy-nguyen))