

**19 Marian Street, Enmore, NSW 2042**



**Sold House**

Wednesday, 25 October 2023

**19 Marian Street, Enmore, NSW 2042**

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 139 m2**

**Type: House**



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**\$1,865,000**

Victorian elegance collides with eclectic urban style in this renovated terrace, 150m to Enmore Road's culture highway earning it the title of Sydney's coolest street in Time Out 2022. Tastefully recreated retaining its authentic soul with polished floorboards, 3.2m high ceilings and restored fireplaces serving as a gracious nod to the past, the single-storey home is bathed in natural light with windows on the north side and a tropical garden oasis at the rear that offers a lush retreat from the fast pace of city living. Featuring two large bedrooms and an inviting indoor/outdoor flow, this inner west haven is set on a deep dual access 139sqm with a large attic offering scope to convert in the future (STCA). Part of a connected neighbourhood footsteps to every convenience and 200m to the iconic Enmore Theatre, the two-bedroom plus study home features new app-controlled ducted air and lighting as well as DA approved off-street parking via Marian Lane.- Bay frontage with a sunny front garden and classic good looks- 2 double bedrooms with fireplaces, main with a bay window- 2nd bedroom with custom built-ins, polished hardwood floors- Sun-filled living room and dining area anchored by a fireplace - North-facing internal atrium brings in plentiful natural light - Skylit Caesarstone kitchen in Frosty Carrina, quality appliances- Miele dishwasher, Blum cabinetry and plentiful storage space - Study area with French doors to a landscaped tropical backyard - Sunny by day, festoon lights for a magical ambiance by night- Contemporary bathroom with bath, High efficiency induction cooktop- Daikin ducted air, smart lighting, auto blinds, gas bayonets- New Colorbond roof with a 20 year guarantee, alarm system- Electrical upgrades for solar panels, Battery storage and electric vehicle charging- 30sqm approx attic with scope for future conversion STCA - Newtown High School of the Performing Arts catchment area- Footsteps to Enmore Road's cafes, cocktail bars and restaurants- 650m to Enmore Park and Annette Kellerman Aquatic Centre- Short walk to South King Street's restaurant and music scene - Rates: Water \$180pq, Council \$355pq (Both approx.)Contact Ercan Ersan 0423 941 112Shaun Stoker 0424 172 217Our recommended loan broker: Tommy Nguyen ([www.loanmarket.com.au/tommy-nguyen](http://www.loanmarket.com.au/tommy-nguyen))