

**2 Newington Road, Marrickville, NSW 2204**



**Sold House**

Wednesday, 14 February 2024

2 Newington Road, Marrickville, NSW 2204

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 127 m2**

**Type: House**



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**\$1,710,000**

A prized end-of-row position, great layout and modern finishes make this 19th century terrace a fantastic opportunity for those looking to buy into one of Sydney's coolest neighbourhoods. Set behind a sunny frangipani-filled courtyard, the north-east facing terrace is just around the corner from Enmore Road's cultural highway with its wine bars, live music venues and cocktail lounges and an easy 250m stroll down to Enmore Park. A spacious two-storey layout and big courtyard with a wide open outlook make the three-bedroom home a great home for families with a bathroom on both levels and ducted air for year-round comfort. In the catchment for Stanmore Public School with Newington College just down the road and Enmore Early Learning Centre around the corner, everything is within easy walking distance from yoga studios and art colleges to micro-breweries and pocket bars.- 1890s corner terrace with a lush north-facing forecourt- First time on the market in 27 years, modern finishes - 3 double bedrooms on the upper level with built-ins- Main with double French doors to a north-facing balcony- Sunlit living room with a marble fireplace, elegant dining- Polished hardwood floors, new carpet on the upper level- Granite kitchen, 5-burner gas cooktop and atrium roof - Family room opens via bi-folds to an entertainer's courtyard- 2 bathrooms, main with a spa bath and oversized shower- Ducted air (zoned), picture rails, plentiful built-in storage- Stroll up to the buzz of Enmore Rd, 650m to Enmore Theatre- Walk across the park to Annette Kellerman Aquatic Centre- Rates: Water \$199pq, Council \$356pq (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))