

**210 Annandale Street, Annandale, NSW 2038**



**House For Sale**

Tuesday, 30 April 2024

210 Annandale Street, Annandale, NSW 2038

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 262 m2**

**Type: House**



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## **Auction - Guide \$2,100,000**

Originally built in c1910 this charismatic 262sqm home combines traditional character with modern style on 6.1m (approx.) wide dual-access block in a tree-lined avenue regarded as one of Annandale's best addresses. The elegant front facade creates huge street appeal, while the entry hall brings a welcoming feel to the immaculate interiors. At entry level are two spacious bedrooms, generous designer bathroom, eat-in kitchen and living area while external stairs lead to a sandstone-walled lower level with home office, laundry and storerooms. Freshly painted throughout with high ceilings and polished timber floors complement elegant period details including marble fireplaces and panelled internal doors. On a deep block with a huge garden and a garage with rear lane access, the house has scope to extend with more bedrooms and living areas. This property boasts DA approval for a luxurious layout featuring four bedrooms, four bathrooms, and a studio situated above the garage. Nestled in an exceptional location, it offers convenient access to Glebe foreshore parks and Annandale village, just a short stroll away.- Wide entrance hall with elegant archway- Spacious living area with original fireplace- 2 double bedrooms with marble fireplaces- Designer bathroom with bath and shower- Streamlined eat-in kitchen with sunny balcony- Electric cooktop, oven, dishwasher, filtered H2O- Downstairs home office with garden outlook - Concealed laundry with sink and storage- DA Approved: Luxury 4 Bed, 4 Bath + Studio- Multiple storerooms on the lower level- Linen curtains, modern light fittings- High ceilings, timber floors and picture rails- Huge rear garden with lawn and veggie patch- Lock-up garage with storage and rear lane access- Wide tree-lined avenue, 100m to Annandale village- Walk to artisan cafes, schools, parks and playgrounds- 10 min walk to Tramsheds, Jubilee Park & Light Rail- Rates: Water \$199pq, Council \$514pq (All approx.)Contact Matthew Carvalho 0404 006 744George Pavlidis 0406 167 738Our recommended loan broker: Tommy Nguyen ([www.loanmarket.com.au/tommy-nguyen](http://www.loanmarket.com.au/tommy-nguyen))