

**263 Bridge Road, Forest Lodge, NSW 2037**



**Sold House**

Friday, 18 August 2023

263 Bridge Road, Forest Lodge, NSW 2037

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Area: 202 m2**

**Type: House**



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## Contact agent

With a flexible layout and palatial proportions, this Grand Victorian terrace on the Glebe border presents a truly unique opportunity. Currently configured as three self-contained apartments, there is the option to return to its former glory as a grand family residence. Featuring dual street access via Foss Street, all three apartments have private entrances and promise high rental demand with easy access to UTS and Sydney University. A sundrenched North-facing position to the rear guarantees the optimal aspect for an in/outdoor redesign now or in the future (STCA). Just a stroll to Camperdown, Glebe, Annandale, and walking distance to schools, universities, transport, and basically every urban convenience, it is perfectly situated for your forever family home or ultra-savvy investment.- 202sqm block. 5.89m wide frontage, 6m wide at rear- Dual street access, secure parking for 1 car with option for 2nd- 4-5 bedrooms all with built-in robes, master has wide balcony- Currently 2 x 1 bed and 1x 2 bed flats, all with own entries- Simple reconfiguration for 4 bedroom home + granny flat- Premier North aspect to rear, ideal for in/outdoor architecture- 3 tidy bathrooms, laundry, garden shed, multiple alfresco spaces- 2 fireplaces, soaring decorative ceiling, striking Victorian facade- Perfectly placed for UTS, Sydney Uni, UTS & RPAH rental markets- Short stroll to Glebe village dining, shopping & CBD-bound buses- Walk to Annandale & Camperdown, moments to Newtown/Enmore- Rates: Water \$199pq, Council \$456pq (Both approx.)Contact Matthew Carvalho 0404 006 744George Pavalidis 0406 167 738Our recommended loan broker: Tommy Nguyen ([www.loanmarket.com.au/tommy-nguyen](http://www.loanmarket.com.au/tommy-nguyen))