

# 31 Garfield Street, Carlton, NSW 2218

## House For Sale

Friday, 3 May 2024



31 Garfield Street, Carlton, NSW 2218

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 470 m2**

**Type: House**



Gavin Sanna

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## **Auction - Contact Gavin**

Rarely does an opportunity present itself to acquire a double-fronted, free-standing full brick home, steeped in heritage and charm, boasting a generous floorplan. Nestled in the heart of Carlton, this corner-positioned gem, epitomizes timeless elegance with its stunning period features and solid full brick construction. Beyond its nostalgic allure lies immense potential. With recent rezoning to R4 High Density, an FSR of 1.5:1, and a height limit of 15 meters, this property beckons developers to explore its possibilities (STCA). Imagine the transformation awaiting this canvas, ready to evolve further into a modern masterpiece. Inside, three to four spacious bedrooms await, accompanied by separate lounge and dining areas, a brand new kitchen with gas cooking, a pantry and an updated bathroom, complemented by a second bathroom. Outside, a covered rear patio overlooks a child-friendly yard, while side access leads to a detached garage with an adjoining studio. Conveniently positioned within walking distance to Carlton station, shops, and Carlton South public school, this residence offers not only a glimpse into the past but also a promising future. Discover the intersection of history and opportunity, in this coveted corner of Carlton. Call Gavin Sanna 04123 324 224. Disclaimer: We have in preparing this document, used our best endeavours to ensure that all the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements contained in this document.