

**31 Hopetoun Street, Camperdown, NSW 2050**



**Sold House**

Friday, 18 August 2023

31 Hopetoun Street, Camperdown, NSW 2050

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 145 m2**

**Type: House**



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## Contact agent

The sympathetic renovation of this wide-fronted semi has created a sense of balance, character and serenity on what is widely regarded as Camperdown's best street. Timeless elegance is achieved through honest, natural materials and a restrained colour palette that allow the home's period charm to shine with ornate 3.2m ceilings and hardwood floors as a gracious nod to the past. A spacious flow-through layout, great proportions and private entertainer's courtyard deliver a perfect low-maintenance home for the urbanite with scope to extend to the boundary and rear lane access offering potential for parking (STCA). A quiet city fringe location between Camperdown Park and Newtown is a 600m walk through Camperdown Memorial Rest Park to the bohemian buzz of King Street with its vibrant dining scene and 700m to Newtown station. Walk up to Websters Bar and enjoy a sunset cocktail on the rooftop with its nostalgic 1950s backyard vibe, catch a movie at Dendy Cinemas or explore Enmore's celebrated bar and live music scene. - High side of the street with rear lane access, 151sqm - 5.7m wide frontage, original tessellated tile verandah- Wide corbelled arch hallway, restored hardwood floors- Ornate 3.2m ceilings, picture rails, 2 feature fireplaces - 2 king-sized bedrooms with Aeratron fans- Large living room and an open plan kitchen/dining room- Private landscaped courtyard bathed in afternoon sunshine- Leafy treescape surrounds, rear access via Hopetoun Lane- Contemporary bathroom, large frameless glass shower- Custom timber vanity, brushed nickel tapware, Euro laundry- 300m down to Camperdown Park and Gather On The Green - 600m to cosmopolitan King Street and RPA Hospital precinct- Urban cultural hub renowned for its arts and music culture- Stroll to cafes, beer gardens, cinemas and boutique shopping- Rates: Water \$180pq, Council \$355pq (Both approx.)Contact Timothy Gorring 0438 822 281Shaun Stoker 0424 172 217Our recommended loan broker: Tommy Nguyen ([www.loanmarket.com.au/tommy-nguyen](http://www.loanmarket.com.au/tommy-nguyen))