

**31 Leamington Avenue, Newtown, NSW 2042**

**Sold House**

Saturday, 11 May 2024

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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 139 m2**

**Type: House**



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**\$1,800,000**

Enjoying a coveted setting in a tightly held avenue, this classic semi holds a wealth of potential for a complete contemporary transformation in Newtown's sought-after north side. Currently owned for an extended period of 30 years, it features original interiors appointed with high ceilings and timber floorboards. There is a combined living/dining area and a timber kitchen, while to the rear is an east facing courtyard plus access via Leamington Lane to secure parking. Explore the potential to capitalise on its unbeatable lifestyle address, 150 metres to Hollis Park and 400 metres to Macdonaldtown Station, while enjoying easy access to King Street's hub and Sydney University.

- Original interiors primed for a complete contemporary renovation
- High ceilings, hardwood timber floorboards, pull-down attic storage
- Combined living/dining area, timber kitchen with electric cooktop
- Well-proportioned bedrooms, one bedroom with built-in wardrobe
- Recreate/renovate a brand-new contemporary dream home (STCA)
- Exciting scope to add a second storey in prestigious address (STCA)
- East facing courtyard and access via Leamington Lane to parking
- 150m walk to Hollis Park and 400m to Macdonaldtown Station
- Minutes to King Street's vibrant hub, bars and popular eateries
- 700m to Carriageworks, pubs, cafes, easy access to Sydney Uni