

316 Enmore Road, Marrickville, NSW 2204

House For Sale

Wednesday, 12 June 2024



316 Enmore Road, Marrickville, NSW 2204

Bedrooms: 4

Bathrooms: 1

Type: House



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Guide \$1,700,000

Imagine having Enmore Park as your playground! Commanding an elevated position above the park and surrounded by greenery on a prominent corner block on beautiful Llewellyn Street, this freestanding turn of the century home combines contemporary upgrades with period charm and character. With sweeping views across the park and drenched in sunlight with windows on all four sides, this family friendly home boasts:- Four spacious bedrooms, main with custom built-in robe and fan- Bright open plan lounge and dining space with picture windows overlooking the park- Stunning custom kitchen with long curved terrazzo island, integrated dishwasher and loads of cabinet storage- Beautiful blonde floorboards throughout- Original high ceilings, fireplaces, architraves and stained glass windows- Courtyard made from recycled plastic decking with access to Llewellyn Street and perfect for entertaining all your family and friends- Attic conversion is multi-functional with loads of added storage and perfect as an office, rumpus room, teenage retreat or playroom - the choice is yours- Bright bathroom with bathtub and integrated laundry- Ducted AC + solar panels and battery- Loads of parking along Llewellyn Street- Across the road from Enmore Park with off-leash dog area, playground and Annette Kellerman Aquatic Centre with pool and gym- Quick walk to theatres and bars, restaurants and cafes, shops and public transport- 10 minute walk to Enmore Theatre and a plethora of bars and eateries - Cow and the Moon gelateria, Cairo, Palomino Bar and The Queens- Stroll down to The Vic, Messina, Bourke Street Bakery and the Factory Theatre and Marrickville Metro- Just steps to the bus stop or a short walk to Newtown station- Fantastic choice of local schools including Camdenville Public School, Newington College, Marrickville High School and Newtown High School of Performing Arts- Walking distance to Sydney Park Inner West living doesn't get any better than this. Whether it be the executive couple or growing family all looking for the same thing - a vibrant community near everything you want and need. This home is ready for the lucky new owners to move in and enjoy a convenient and comfortable lifestyle for many years to come. Tina Fotopoulos 0434 491 507 tinaf@randw.com.au Richardson & Wrench Marrickville | Dulwich Hill | Hurlstone Park www.rwmdh.com.au