

32 Angel Street, Newtown, NSW 2042



Sold House

Thursday, 26 October 2023

32 Angel Street, Newtown, NSW 2042

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 109 m2

Type: House



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\$1,225,000

Not for the faint-hearted but with so much potential, this dilapidated parkside terrace has been untouched for decades essentially offering a raw canvas for the avid renovator or developer. In derelict condition requiring an extensive overhaul, the single-storey workers cottage is currently unliveable but holds one of Erskineville's best addresses opposite Lillian Fowler Reserve and just 300m to South King Street's eclectic dining and small bar scene. There's loads of work to be done but rear lane access will make for an easy build and undeveloped roof space offers potential to add a second storey (STCA). Bring your architect and your imagination and explore the potential to capitalise on its sought-after location just 300m to Newtown station and 600m to Erskineville station with Newtown Public School just across the street. - Blank slate in need of extensive renovation/rebuilding - 109sqm with potential for parking via Gowrie Lane - Flow-through layout with separate living and dining - Currently a one bed layout, scope to add a level STCA- The ultimate fixer upper in a fantastic parkside setting - Rare opportunity, the first time on the market in decades- 250m to Woolworths Metro, stroll to the Vegan Mile - Unique development opportunity, unlimited potential- Newtown High School of the Performing Arts catchment- Family friendly neighbourhood with little through-traffic - Rates: Water \$180pq, Council \$355pq (Both approx.) Contact Shaun Stoker 0424 172 217 Joshua Kaoutal 0497 532 434 Our recommended loan broker: Tommy Nguyen (www.loanmarket.com.au/tommy-nguyen)