

**32 Pearl Street, Newtown, NSW 2042**



**Sold House**

Tuesday, 2 April 2024

32 Pearl Street, Newtown, NSW 2042

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 127 m2**

**Type: House**



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**\$1,600,000**

A fine addition to the streetscape, this gable-fronted terrace offers a world of opportunity in a community minded neighbourhood away from the hustle and bustle but just 450m to South King Street's dining and social scene. Available for the first time in 26 years, the single-storey home is set on a deep dual access block with a north-east facing courtyard at the rear and convenient rear access via Pearl Lane. Comfortable as is with a fluid layout and 3m high ceilings, there's so much potential here with a large attic offering potential for a future second storey addition as well as scope for parking (STCA). With Collyer Playground at the end of the street and in the catchment for Newtown High School of Performing Arts, the three-bedroom home is 350m to Camdenville Public School with plenty of on-street parking for residents and an easy 700m walk to Marrickville Metro's retail hub and eat street. - High side of the street on a dual access 127sqm approx - Wide verandah, corbelled arch hallway, 3m high ceilings - Character-filled interiors with original Kauri floorboards - 3 bedrooms, 2 large bedrooms, 1 with a wall of built-ins - Main bedroom with a fireplace and custom cabinetry - Timber-topped gas kitchen and open plan living/dining - North-east facing courtyard, rear access via Pearl Lane - Updated bathroom with a bath and leadlight windows - Internal laundry, ducted reverse cycle air, alarm system- 36sqm approx attic space with an 8sqm lined storage area - 650m to St Peters station, walk to schools and pocket parks - 700m to Marrickville Metro, close proximity to Sydney Park - Prime opportunity to renovate or add a 2nd storey STCA- Rates: Water \$180pq, Council \$355pq (All approx.)Contact Shaun Stoker 0424 172 217Timothy Gorring 0438 822 281Our recommended loan broker: Tommy Nguyen ([www.loanmarket.com.au/tommy-nguyen](http://www.loanmarket.com.au/tommy-nguyen))