

**35 Darley Street, Newtown, NSW 2042**



**House For Sale**

Monday, 3 June 2024

35 Darley Street, Newtown, NSW 2042

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Area: 188 m2**

**Type: House**



Shaun Stoker  
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Ercan Ersan  
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## Auction

Quality design meets family functionality in this newly built architect-designed residence in a fantastic spot with South King Street's eclectic dining scene at the top of the street and a 500m walk to Sydney Park's open spaces and nature trails. On a sunny dual access block, the two-storey home brings a fresh vision of urban luxury to this tightly held neighbourhood with pitch perfect proportions, a select palette of high-end materials and an internal atrium that draws sunshine into the heart of the home. Built and finished without compromise, the four-bedroom home has been conceived as a superb entertainer with a landscaped north-facing garden and 165sqm approx of living offering plentiful space for contemporary family living. Leathered marble, herringbone Oak and gunmetal grey create a layered, textural quality to the interiors with custom glass roofs and huge banks of skylights achieving a remarkable luminosity. Featuring a luxurious master suite and a 29sqm approx garage designed to double as extra entertaining space, this is a home that has been crafted for longevity with VRV air for year-round comfort and custom lighting schemes that transform the home from a sunlit haven into a glamorous entertainer by night. Stroll to the station and a world of arts and entertainment • Travertine entry, landscaped forecourt, Samsung Smart door • Double-height foyer delivers an impressive sense of arrival • Herringbone Oak floorboards, solid American Oak staircase • 4 large bedrooms all with built-in robes, custom-fitted study • 3 on the upper level, 2 appointed with an integrated work desk • Sun-filled master bedroom with an ensuite and garden outlook • Leathered marble kitchen with top-of-the-range appliances • 5 burner gas cooktop, dual ovens with combi and steam ovens • Dining opens to an internal courtyard, highlight windows • Large living room bathed in sunshine, fluid in/outdoor living • Entertainer's terrace and a landscaped child-friendly garden • 3 luxurious bathrooms with natural leathered marble finishes • Ensuite and downstairs bathroom both with a double vanity • Internal laundry, Daikin VRV air, gas heating and bbq bayonets • Rear cul-de-sac lane access to a 29sqm LUG/extra entertaining • Solid construction, concrete slabs and concrete core filled walls • 100m to South King Street, 750m to Marrickville Metro shops • Rates: Water \$195pq, Council \$355pq (All approx.) Contact Shaun Stoker 0424 172 217 Ercan Ersan 0423 941 112 Our recommended loan broker: Tommy Nguyen ([www.loanmarket.com.au/tommy-nguyen](http://www.loanmarket.com.au/tommy-nguyen))