

35 Frampton Avenue, Marrickville, NSW 2204

Professionals

Sold House

Tuesday, 15 August 2023

35 Frampton Avenue, Marrickville, NSW 2204

Bedrooms: 3

Bathrooms: 2

Area: 203 m2

Type: House



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Contact agent

This tasteful freestanding brick Federation home has been completely architecturally designed throughout to accommodate today's modern family, while encompassing the retained old-world charm into the mix. The bespoke design of the free-flowing, main living area brings the outdoors in embellishing all what nature has to offer. Its clever design with the windows located near ceiling height captures the changing scenery of the blue skies above, bringing a different mood every day to this very comfortable home. The federation look at the front of the property keeps in line with surrounding leafy street scape making this home a total surprise when you walk through. The recessed sliding doors at the back of the home opens into a tranquil garden surround with a beautiful wood deck, all ready for you to enjoy a little privacy in shaded sunlight that shines down into the main living areas. All three full size bedrooms are original in this home with high ornate ceilings, mirrored built-ins and one displaying a gorgeous ornamental fireplace. The custom gas kitchen is open plan and large with an enormous amount of storage including soft close doors and drawers finished with Caesarstone worktops. This has been designed with key inclusions such as the hidden internal laundry which doubles for a butler's pantry and separately concealed secondary designer bathroom. The large gas cooking top and large fan forced oven makes this home perfect for those family dinners and friends parties. The main redesigned bathroom with low-set bathtub & separate shower is spacious with an electric skylight giving this home a point of difference with its clean design lines. If you are looking for something different with a design which utilises all space and natural light refracting calm, then this home truly commands your attention. Nothing to do other than move in - makes this property a standout! Just some of the details:- Beautiful iron laced veranda, stained glass entry door- Open plan lounge & dining area with high cathedral ceiling - Large open plan kitchen, gas cooktop & dishwasher - Caesar Stone benchtops, under counter twin sinks- 900mm fan forced electric oven- 900mm 5 Burner gas stainless cooktop & rangehood- 3 spacious bedrooms all with mirrored built-ins, ceiling fans- 2 generously proportioned bathrooms - one with bathtub- Electric operated skylight in main bathroom- Ducted air conditioning by Daikin, instant gas hot water by Rinnai- NBN ready - Ornate fireplace, high patterned ceiling- Cover BBQ area with light & double power point, deck with gas bayonet- Large recessed sliding doors opening onto a private child-safe enclosed garden- Rear gate out from the property into an abundance of long-term free public parking- Wide, tree-lined street convenience to shops, local eatery's, the coffee scene, bus & rail transport. Everything about this happy home speaks quality while centrally located to Marrickville shops, Marrickville & Sydenham Rail Station, bus transport, local schools and Marrickville Metro makes this property not only appealing but very convenient of its Inner-City lifestyle. Enquiries: Marian Hart on 0401 222 100marian.hart@professionals.com.au Richard Perry 0418 863 969richard.perry@professionals.com.au Kindly Note: Private inspections can be arranged via a phone-call with adequate advance notice. *Disclaimer: Please note: we have, in preparing this information, used our best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective buyers should make their own inquiries to verify the information contained herein.