

35 Rawson Street, Newtown, NSW 2042



House For Sale

Friday, 2 February 2024

35 Rawson Street, Newtown, NSW 2042

Bedrooms: 3

Bathrooms: 2

Area: 167 m2

Type: House



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Auction

A meticulous revival has awoken the inner beauty of this freestanding Victorian classic and made an illuminating move into a more contemporary way of living without shedding its significant heritage features. On the high side of the street with a sunny north-to-rear aspect, the three-bedroom home is perfect for young families with separate bedroom and living zones and a tranquil backyard with leafy greenery all around. All the original charm is here with ornate 3.1m ceilings, newly sanded Kauri floorboards and restored fireplaces as a gracious nod to the past while the contemporary rear is designed as the social heart of the home. Perfect for entertaining, a spacious dining room and streamlined kitchen open out to a deck with a borrowed treescape outlook adding to the sense of space. In a quiet spot around the corner from Enmore Road's dining and bar scene, 350m to the iconic Enmore Theatre, this leafy urban enclave is footsteps to King Street's vegan mile and 500m to Newtown station. - Native front garden and an original tessellated tile verandah- Elegant corbelled arch hallway, original hardwood floors - 3 large bedrooms, all with built-in robes, 2 with a fireplace- Bay fronted main bedroom, quality new carpet, ceiling roses- Sunlit living room anchored by a restored original fireplace - Party-sized dining room and a sleek entertainer's kitchen - Integrated appliances, gas cooktop, European appliances - Bi-folds to a covered dining terrace and suntrap courtyard - 2 bathrooms, main with a Kaldewei bath, Grohe tapware- Rear access to Rawson Lane, potential for parking (STCA) - 250m to Enmore Rd, Sydney's coolest street (TimeOut 2022)- Easy access to the city, close to RPA Hospital and Sydney Uni- 1km to Marrickville Metro and Enmore Park and pool- Rates: Water \$180pq, Council \$355pq (Both approx.)Contact Shaun Stoker 0424 172 217Timothy Gorrington 0438 822 281Our recommended loan broker: Tommy Nguyen (www.loanmarket.com.au/tommy-nguyen)