

40A Amy Street, Erskineville, NSW 2043



House For Sale

Thursday, 4 April 2024

40A Amy Street, Erskineville, NSW 2043

Bedrooms: 4

Bathrooms: 3

Area: 150 m2

Type: House



Edwin Pireh



David Pireh
0490128857

Auction

Nestled within a heritage-rich streetscape in Erskineville's premier streets, this Torrens Title residence, newly built one and a half years ago, has been architecturally designed to offer luxurious indoor and outdoor living spaces for entertainment. Flawlessly appointed to an exceptional standard, interiors are filled with an abundance of light and feature a stunning skylight ceiling to the staircase, the living area unites bold elements and natural textures to create a space that is both visually dramatic and inviting while extending to a private generous verdant yard. For an added touch of elegance, an integrated fireplace complements the sophisticated detail of the open-plan living space. With the intent to create a streamlined solution for effortless everyday living, the kitchen is an expression of functional beauty. High-end SMEG appliances and custom joinery are all seamlessly unified by the raw beauty of a leather-finished Black Quartz stone benchtop. Designed to gather, nourish, and entertain, this stylish heart of the home will become more than simply a place to prepare meals. This new residential development perfectly captures the essence of luxury living and is moments to the CBD, transport, arts, cafes, and shopping. Highlights- Sunlit tranquil garden with views from living, dining, and kitchen- 4 Large bedrooms with custom cabinetry and LED lighting- Master complete with WIR and ensuite- Living room with a fireplace and bi-folds to an external deck- SMEG Kitchen with black cabinetry and 60mm Quartz benchtops - Bathrooms include imported terrazzo from Italy, Caesarstone benchtop, Faucet Strommen tapware, concrete sink, and main with a stone bathtub- Separate laundry with 60mm Caesarstone benchtop and terrazzo flooring- Exposed bespoke brick wall by PGH from South Australia- Open and spacious terrazzo verandah- Lite Bluetooth ceiling speakers - LED lighting throughout - Hybrid timber floorboards throughout- Zoned ducted air-conditioning, alarm, and doorbell by RING- Skylights over the staircase and in the master ensuite- Catchment area for Newtown High School of the Performing Arts- Short stroll to Erskineville Village and Sydney Park- Moments to St Peters/Erskineville/Newtown train stations- Rates: Water \$254pq, Council \$333pq (Both approx.) Agent Contact: Edwin Pireh 0492 911 672 David Pireh 0490 128 857