

**43-43A Edgeware Road, Enmore, NSW 2042**



**Sold House**

Saturday, 12 August 2023

43-43A Edgeware Road, Enmore, NSW 2042

**Bedrooms: 6**

**Bathrooms: 3**

**Area: 265 m2**

**Type: House**



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**\$1,918,000**

Not for the faint-hearted but with so much potential, this pair of terraces is essentially a blank slate ready for reinvention in the heart of Enmore. In need of extensive renovation works, the derelict terraces are offered for sale on one title and could be transformed into something special with a bit of vision and a lot of work. A prime 265sqm approx block with dual street frontage presents a superb opportunity for the adventurous renovator, builder or developer looking for an opportunity to capitalise on a prime city fringe location. Just off Enmore Road, voted the coolest street in Sydney by TimeOut in 2022, the six-bedroom property is in the pumping heart of the inner west just 500m to the iconic Enmore Theatre in one direction and Enmore Park in the other. Bring your architect and your imagination and explore the potential to make your mark in this inner city hotspot with rear access to Francis Street offering parking potential and a 9m frontage with scope to subdivide or reconfigure as a substantial family home (STCA). Derelict state, completely uninhabitable in current condition 9m wide frontage with level rear access to Francis Street 265sqm block of land, 238sqm internally over 2 levels The ultimate fixer-upper in a fantastic city fringe location Rare opportunity available for the first time in 35 years Ready for transformation, potential for off street pkg STCA 6 bedrooms, study, 2 living areas, 2 kitchens, 3.5 baths Potential to renovate, reconfigure or sub-divide STCA 270m to Enmore Road's dining and entertainment scene Stroll to cafes, small bars, micro-breweries and parks 650m walk down to the Annette Kellerman Aquatic Centre 700m to Marrickville Metro shops and activated eat streets Close to Newtown, Sydney University and RPA Hospital Currently unsafe, please exercise caution when inspecting - Rates: Water \$199pq, Council \$355pq (Both approx.) Contact Ercan Ersan 0423 941 112 Shaun Stoker 0424 172 217 Our recommended loan broker: Tommy Nguyen ([www.loanmarket.com.au/tommy-nguyen](http://www.loanmarket.com.au/tommy-nguyen))