

**45 Chelmsford Street, Newtown, NSW 2042**



**Sold House**

Wednesday, 27 September 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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**\$1,850,000**

This extremely dilapidated freestanding residence may not be in the best shape at the moment but is nonetheless a great opportunity for those with creative vision and determination. Sitting on over 210sqm of level land on a double block with rear lane access, the property is practically unliveable as is, yet promises extraordinary prospects for a major enhancement or complete knockdown/rebuild project, subject of course to the appropriate council permission. There is serious untapped potential here for a revamp or a fresh new start. Either way, it represents a very unique chance to capitalise on what is one of the last remaining original dwellings in the area. All the elements are here for the chance to add tremendous value in a popular lifestyle address that's perfectly placed within an easy stroll to all of Newtown's highlights including King Street's world of café, dining and entertainment options, the train station and Camperdown Memorial Rest Park. Worn out interiors are in need of a complete overhaul. A flexible single-level layout featuring separate living areas, three bedrooms, a basic kitchen and functional bathroom. A great-sized backyard that captures excellent natural light. Rear lane access and off-street parking for at least two cars. Set in a charming leafy street with plenty of parking available. A fantastic home to renovate or completely rebuild (STCA). Walk to neighbourhood parks, Sydney Uni and RPA hospital. Total lot size: 210.09sqm (approx.) Water \$195.46 per quarter (approx.) Council \$536.00 per quarter (approx.)