

**45 Malcolm Street, Erskineville, NSW 2043**



**House For Sale**

Friday, 12 April 2024

45 Malcolm Street, Erskineville, NSW 2043

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 120 m2**

**Type: House**



Shaun Stoker  
0424172217



Moira Verheijen  
0414343995

## Auction

Nestled on one of Erskineville's most premier, picturesque tree-lined streets is this stunning family residence infused with timeless Victorian architecture and meticulously rejuvenated offering a unique blend of distinction, sophistication and elegance. The three-bedroom terrace home unfolds over two sun-drenched levels, artfully reimagined for modern lifestyles while preserving its enchanting heritage charm. The skylit gas kitchen and living zones seamlessly transition into a private rear courtyard with a covered alfresco entertaining area and secure parking via Malcolm Lane. From the sumptuous master bedroom, graced with an original fireplace and stunning outlooks from its balcony to the sky-lit designer bathrooms, one with classic claw-foot bathtub, every aspect of this remarkable home is a testament to quality, positioning it a true Inner-West gem. In a fantastic location, the residence is conveniently located a 2-minute walk to Erskineville train station, and a 6-minute stroll to local popular cafes and eateries. - Stunning family residence infused with Victorian detailing- Three spacious bedrooms, two baths on 120sqm (approx)- Beds with built-in robes, two with balconies, reverse air- Skylit kitchen with Caesarstone bench - Stainless steel appliances, Bosch gas cooktop, Bosch dishwasher- Space for microwave, storage, wine rack, spot-lighting- Bifold doors to covered timber deck, bench with storage- Rear lane access via Malcolm Lane to secure parking space- Two designer baths, main with clawfoot tub, internal laundry- Renovated second bathroom with skylight and mosaic tile - Ceiling roses and original fireplaces, 6.6kw solar system- 2-min walk to Erskineville Public, 3-min to Foodcraft Espresso- 2-min walk to Erskineville train station, 5-min to the Hive Bar- 5-min walk to Erskineville Oval, 10-min walk to vibrant King St- Rates: Water \$180pq, Council \$355pq (All approx.)Contact Shaun Stoker 0424 172 217Maira Verheijen 0414 343 995Our recommended loan broker: Tommy Nguyen ([www.loanmarket.com.au/tommy-nguyen](http://www.loanmarket.com.au/tommy-nguyen))