

**49 Toxteth Road, Glebe, NSW 2037**



**House For Sale**

Thursday, 16 November 2023

49 Toxteth Road, Glebe, NSW 2037

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 237 m2**

**Type: House**



James Cahill  
0280935222



Mark Tooth  
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## **Auction | Contact Agents**

Located in the highly prized Toxteth Estate on Glebe Point, the home offers an immaculate single-level interior blending period features with contemporary refurbishments throughout. The residence is in convenient proximity to the city, universities, schools, and health precinct at RPA hospital. It is ideally located just a few minutes' walk to The Tramshed's retail and culinary complex, city bus links, Light Rail station, Jubilee Oval, and Bi-Centennial Park. The nearby foreshore promenade stretches along Rozelle and Blackwattle Bays, past the Barangaroo Ferry Wharf and on to Sydney's next harbour-front icon, the New Fish Markets. - Lounge-room with marble gas fireplace and split-system air-conditioning- Modern gas kitchen with Corian bench tops and quality stainless steel appliances - North facing sundrenched dining area opening to the manicured gardens- Private, sunny, landscaped rear garden with undercover patio area for relaxing outdoors all year round- Large master bedroom with a/c, original decorative fireplace, ensuite and built-in robe- Second double bedroom with built in study desk and storage, light-filled 3rd bedroom with robe - Separate laundry, solar hot water/PV, rainwater tank and potential for off street parking from rear Arcadia lane (STCA) - Features include high ceilings, decorative marble fireplaces, polished timber floors, coloured glass & lead light window panelling throughout