

**52 Burren Street, Erskineville, NSW 2043**



**Sold House**

Sunday, 12 November 2023

52 Burren Street, Erskineville, NSW 2043

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 107 m2**

**Type: House**



Shaun Stoker  
0424172217



Moira Verheijen  
0414343995

## Contact agent

Airy pared-back interiors, elegant simplicity and Victorian charm infuse this two-storey terrace with a warm and welcoming ambiance in one of the quietest spots in Erskineville village. At the top of a wide cul-de-sac leading up to the high street with a child-friendly reserve at one end of the street and the station at the other, the timeless classic is set on an unexpectedly deep block with a lush entertainer's courtyard at the rear framed in leafy greenery. Fresh and bright and ready to move in, there's still so much potential here with a sense of openness and privacy that's rare to find so close to the city. Perfect for the urbanite who desires a sense of sanctuary, this peaceful spot offers a connected lifestyle with walk-everywhere convenience, footsteps to local favourites including the Rose of Australia and The Hive Bar, 450m to Woolworths Metro and 750m to Newtown's retail and cultural hub. Enjoy as is or take inspiration from neighbouring homes and expand the footprint with scope to extend both levels (STCA). - A Victorian beauty, the first time on the market in 20 years- Polished timber floors, fresh white walls, lovely high ceilings- 2 upstairs double bedrooms and an attic with ladder access- Main with built-ins and French doors to an iron lace balcony- Original Kauri floorboards, ceiling roses, wide skirting boards- Fluid living and dining rooms with a wall of custom joinery - Bright modern gas kitchen with a solid timber worktop- Smeg cooker, Miele dishwasher and plentiful storage space- Deep courtyard garden, a perfect spot for entertaining - Big sky outlook with loads of fresh air and afternoon sun- Fresh bathroom with a double vanity and Kaldewei bath- Wide cul-de-sac, no through traffic, ample on-street pkg- Rear lane access, surrounded by pocket parks- Two train stations equidistant on different train lines- 750m to Newtown's vibrant shopping and entertainment scene- Close to Sydney University, RPA Hospital and South Eveleigh- Rates: Water \$180pq, Council \$355pq (Both approx.)Contact Shaun Stoker 0424 172 217Moira Verheijen 0414 343 995Our recommended loan broker: Tommy Nguyen ([www.loanmarket.com.au/tommy-nguyen](http://www.loanmarket.com.au/tommy-nguyen))