

52 Rochford Street, Erskineville, NSW 2043



House For Sale

Wednesday, 17 April 2024

52 Rochford Street, Erskineville, NSW 2043

Bedrooms: 3

Bathrooms: 2

Area: 145 m2

Type: House



Shaun Stoker
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Auction

This semi-detached Victorian terrace has been refreshed with tasteful contemporary updates showcasing stylish and bright interiors alongside a versatile studio at the rear of the property. This fully self-contained studio with skylit ensuite bathroom, fully equipped European kitchen, plenty of storage and an integrated wall bed, is ideal as a teenager's retreat, work from home space or third bedroom. Greeted by exquisite travertine tiles and a gorgeous Victorian facade, the home strikes a delightful balance of historical charm and modern flair, complemented by a beautifully landscaped central courtyard forming the perfect backdrop for outdoor entertaining. There is endless potential to further capitalise on this delightful terrace with side access with an expansive lined attic that has the capacity to be converted into a second level or to create a custom open plan rear extension (STCA) on the existing home. Set on a picturesque one-way enclave in Erskineville and with a leafy pocket park at one end of the street, this home enjoys a prime location only 210m to Erskineville Rd's joyful lifestyle hub with cafes, bars and deli and is 500m to Erskineville, Newtown & St Peters train stations. - Refreshed interiors and contemporary updates- Stunning travertine tile entry, Victorian facade- Timber floors, period details, ornate ceilings- Kitchen with dishwasher and new gas top & rangehood- Spacious living and dining illuminated by skylight- Bathroom with laundry, shower-bath, gas hot water- Two beds with built-ins, ceiling fans- Air-conditioned studio with kitchen, polished concrete floors, skylit ensuite, storage & integrated wall bed- Options to use Studio as potential third bed, teenage retreat, home office- Side access, vertical herb garden, lined attic- Further capitalise by adding a second level & open plan living whilst residing in the studio land size total of 145sqm- 210m to Erskineville Rd with cafes and eateries- 500m to Erskineville, Newtown, St Peters train stations & 500m to King St- Rates: Water \$180pq, Council \$355pq (All approx.)Contact Shaun Stoker 0424 172 217 Joshua Kaoutal 0497 532 434 Our recommended loan broker: Tommy Nguyen (www.loanmarket.com.au/tommy-nguyen)