

# 64 Barker Street, Kingsford, NSW 2032



## House For Sale

Thursday, 18 April 2024

64 Barker Street, Kingsford, NSW 2032

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 303 m2**

**Type: House**



Martin Farah  
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Stephanie Farah  
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## **Auction 11 May 12:00pm On Site**

First time offered in 60 years, this family residence at 64 Barker Street boasts remarkable structural integrity, promising boundless possibilities for the future. A blank canvas to renovate and create your dream home. The home features Spanish Colonial charm graces both the façade and outdoor spaces and is situated advantageously at the corner position of Barker and Forsyth Street. Off street parking for three cars (potentially four). The spacious layouts across the single-level floorplan, a private living area transitions seamlessly into an expansive dining and kitchen area, in original condition with minor upgrades throughout. The beloved property is perfectly liveable in its current state. However, its true allure lies in its potential, beckoning those with a desire to renovate. It also presents great options for investment or top rental return in an unbeatably central location. The University of New South Wales is directly across the road, as well as Prince Of Wales Hospital, Newmarket Village, buzzing Anzac Parade and the light rail all within a brief stroll. - Perfect rental to students, hospital staff or families- High ceilings and low maintenance interiors- Oversized kitchen has updated cooking appliances- Three king sized bedrooms bathed in light- Tidy original style bathroom with tub/shower- Air conditioning and laundry room to second bathroom- Gated access to carport featuring garage door- Off street parking for three - four cars- Walk to cafes, shops, pubs and parklands- Minutes from Randwick's shops and The Spot- Rapid access to the CBD for those commuting

Water Rates: \$193.33 per quarter (approx.) Council Rates: \$702.50 per quarter (approx.) Land Size: 303 sqm

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.