

**68 Gerard Street, Alexandria, NSW 2015**

**THE AGENCY**

**House For Sale**

Wednesday, 17 January 2024

68 Gerard Street, Alexandria, NSW 2015

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 120 m2**

**Type: House**



Brad Gillespie  
0283769112



Jack Wimpey  
0413682251

## **Auction Guide \$2,000,000**

Situated in one of Alexandria's best tree-lined streets, this lovely circa-1890s home celebrates casual, comfortable living with original sandstone walls, blackbutt hardwood floors and contemporary designer details in an elegant and sophisticated home. A thoughtful architectural re-invention now finds a well-designed floorplan featuring three bedrooms, a dedicated study area, stylish bathrooms on each level, abundant quality built-in storage, onsite-parking and rooftop solar. The travertine terrace is quiet, private and surrounded by greenery, ready for outdoor entertaining. It's all done for you - just move in and relax. A walk away from Alexandria and Sydney Parks, within catchment of excellent new, state of the art schools, numerous cafes, eateries and supermarkets, the modernised Redfern Station and soon to open Waterloo Metro Station and South Eveleigh's thriving metropolitan commercial and restaurant hub.- Original stone façade and wrought iron fence, extension and renovation c2011- Glass louvres, doors & skylights enhance light and ventilation throughout- Travertine courtyard with easy-care garden, outdoor WC- Premium Neff oven & gas stovetop, plumbed in outdoor gas BBQ- Custom made cabinetry, BIRs upstairs, fly screens, fans, plantation shutters- Downstairs bedroom features original fireplace- Leadlight and LED lighting throughout- Designer bathrooms both with heated floors/towel rails, downstairs offers bathtub- AC, solar array 1.9kW, internal gas bayonet, discreet internal laundry- Rear lane access to secure parking with entry via a quiet No Through Road- Council \$2254pa, Water \$782pa