

7/45 Macdonald Street, Erskineville, NSW 2043



Townhouse For Sale

Friday, 14 June 2024

7/45 Macdonald Street, Erskineville, NSW 2043

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 184 m2

Type: Townhouse



Ian Qiu

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Naomie Texier

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Auction Guide: \$1,500,000

Offered for the first time in 26 years, this well-loved and beautifully presented tri-level townhouse offers contemporary living in a central village location. With a private garden courtyard, versatile living spaces and an east-west orientation, it's the perfect urban retreat. Situated within a sought-after enclave of Erskineville, you are just footsteps from King Street. - 184sqm of functional living space over three-levels- Private garden courtyard perfect for both relaxing and entertaining- Granite kitchen with eat-in bench, quality appliances- Hard timber flooring on level 1, carpeted throughout levels 2 & 3- Oversized master with ensuite, built-ins and bay window- Additional bed with room for study/separate living quarters - A boutique block of only 15, surrounded by lush greenery - Separate laundry with washroom, under stairs storage- 12sqm attic for additional storage or living space - Intercom entrance, secure underground parking on title

Quietly positioned towards the rear of a small well-kept complex, this wonderful home is perfectly suited to those looking for easy low-maintenance living combined with fabulous urban convenience. Beautifully positioned to enjoy everything this wonderful suburb has to offer, it is a short stroll to Erskineville village, three train stations to the city, City buses, Sydney Park and Newtown with Marrickville Metro Shops plus Sydney Uni just minutes away.

Outgoings: Water Rates: \$171 Quarterly approx Council Rates: \$249 Quarterly approx Strata Levies: \$2,142 Quarterly approx