

**91 Lord Street, Newtown, NSW 2042**



**Sold House**

Sunday, 13 August 2023

91 Lord Street, Newtown, NSW 2042

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Daniele Onofaro  
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## Contact agent

Experience a cool inner-urban lifestyle in this unique warehouse space that makes an instant impact with its original industrial feel, super-sized interiors and premium lifestyle location. This is an exceptional opportunity offering many versatile options and possibilities for creative professionals, home business owners and developers, and comes complete with a three-bedroom residence, self-contained living space and a clearspan commercial workshop at the front. Positioned on a blockbuster 474sqm block over two lots, this former factory is suitable for a variety of purposes and occupies a prime corner position with two wide street frontages. Rarely does a chance arise that presents such a sought-after position, size and potential with scope for an update, renovation or complete new development (STCA) to create a truly sensational Newtown property. It is very quietly located in a highly sought-after part of Newtown that's walking distance to all the action along King Street and Enmore Road, as well as St Peters station, Marrickville Metro and Sydney Park. A large 474sqm level block over two lots with two street frontages Extra-wide 47m frontage to John Street with secure car access Clearspan open plan warehouse space with great natural light Loading dock and internal car space accessed from the side Three-bedroom upstairs residence presented in liveable condition Private roof garden terrace and outdoor entertainment space Self-contained guest room with kitchenette and bathroom Internal studio, huge storage areas and a mini rear courtyard Good natural light throughout and excellent built-in storage A fully functional kitchen, spa bathroom and extra guest WCPotential to transform into a creative urban living or workspace Scope to explore development options for a residential complex (STCA) Conjunction Agent - Danas Property Ari Danas 0411 359 999 [ari@danasproperty.com.au](mailto:ari@danasproperty.com.au)