

**92 Angel Street, Newtown, NSW 2042**



**House For Sale**

Friday, 15 March 2024

92 Angel Street, Newtown, NSW 2042

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 120 m2**

**Type: House**



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## Auction | Guide \$1,400,000

Echoing the eclectic charm and artistic vibe of its urban village setting, this late 19th century terrace is tucked away in a leafy one-way enclave between the cafe culture of South King Street and Erskineville village. Beyond a charming cottage-like facade, the two-storey home has been newly refreshed allowing the fine period features to shine with the original front of the home complemented by gorgeous pressed metal ceilings while the rear opens out to a sunny landscaped courtyard. A flexible layout features two separate living areas with a lounge easily converted into a third bedroom and a bright dine-in kitchen with bi-folds to a private deck. Lovely as is, there's still plenty of scope to add your stamp of style to this historic charmer in a fantastic location just 550m to Newtown station with a world of arts, fashion and entertainment moments from the door. - One of Newtown's best spots surrounded by pocket parks- Limewashed floorboards, fireplace, pressed metal ceilings - 2 double bedrooms plus a separate lounge or 3rd bed- Lofty upper level main bed with built-ins and a study area - Central living room with whitewashed brick feature wall - Sunny dine-in kitchen, Smeg gas range cooker, wine fridge- Bi-folds to a deck and private landscaped courtyard garden- Dining terrace with a vertical garden and outdoor lighting - Skylit bathroom with a spa bath, shower, hidden laundry - Walk-everywhere location, 100m to the buzz of South King St- Stroll to cafes, vegan restaurants and live music venues - Footsteps to Newtown Public School, 550m to the station - Newtown High School of the Performing Arts catchment - Rates: Water \$193pq, Council \$375pq (Both approx.)Contact Moira Verheijen 0414 343 995Nikkita Buongiorno 0423 604 542 Our recommended loan broker: Tommy Nguyen ([www.loanmarket.com.au/tommy-nguyen](http://www.loanmarket.com.au/tommy-nguyen))