

**1 Baldwin Street, Erskineville, NSW 2043**



**House For Sale**

Saturday, 29 June 2024

1 Baldwin Street, Erskineville, NSW 2043

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Shaun Stoker  
0424172217



Joshua Kaoutal  
0497532434

## Auction

Peaceful and private yet so convenient, this freestanding terrace flanks Pinkstone Playground in a tightly held pocket of Erskineville just off the village high street. A superb market entry or an ideal upgrade from an apartment, the two-storey home's character-filled interiors and sunny north-facing courtyard make for easy living in a walk-everywhere location around the corner from the landmark Erko Hotel and an easy 300m stroll to Erskineville Station or 500m up to Newtown Station and King Street's vibrant dining and entertainment scene. Ready to move straight in or rent out and capitalise on ever-strong rental demand, there's still plenty of potential here with scope to add your stamp of style. Live local and shop local, footsteps to alfresco cafes, cocktail bars and Woolworths Metro and an easy walk to Dendy Cinemas or Enmore Road's live music scene. - Rare freestanding terrace next to Pinkstone Playground- Picturesque street with leafy pocket parks all around - 2 double beds on the upper level, main with a balcony - Separate living and dining rooms, polished timber floors- Bright modern gas kitchen, freshly painted interiors - Neat and tidy bathroom with an adjoining internal laundry - Sunny NW facing courtyard with room to dine alfresco- Low-maintenance living in a community minded setting- A great market entry with potential to add value - 150m stroll across Green Ban Park to Woolworths Metro- Easy access to the city, 1km to The University of Sydney- Rates: Water \$199pq, Council \$355pq (All approx.) Contact Shaun Stoker 0424 172 217 Joshua Kaoutal 0497 532 434 Our recommended loan broker: Tommy Nguyen ([www.loanmarket.com.au/tommy-nguyen](http://www.loanmarket.com.au/tommy-nguyen))