

**109 Marian Street, Enmore, NSW, 2042**

**LJ Hooker**

**House For Sale**

Wednesday, 25 September 2024

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**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Renovator Delight

In undeniably one of Enmore's finest locations, this charming one bedroom workers cottage presents an exceptional renovation opportunity that is rarely offered. Freestanding to the north side, it features a versatile layout with an elegant selection of period details and a lock up garage with convenient access via Marian Lane offering an ideal canvas to add value and create a custom designer home. Just down the street from the world of culture and life on Enmore Road with popular eateries, lively bars and unique vintage stores, this robust residence is just minutes to the Enmore Theatre, Enmore Dog Park and Newtown train station.

### High Points

- Extremely versatile floorplan, one bed with mirror robe
- Front living with fireplace, chandelier
- Tiled kitchen and dining at the rear with timber details
- Undercover atrium connects to kitchen, bath with tub
- Paved courtyard with a peaceful and private outlook
- Single lock up garage with wc and Marian Ln access
- Stroll to Enmore Park, Enmore Rd and Newtown rail

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