

**23 Edward Street, Darlington, NSW 2008**



**House For Sale**

Sunday, 23 June 2024

23 Edward Street, Darlington, NSW 2008

**Bedrooms: 3**

**Bathrooms: 1**

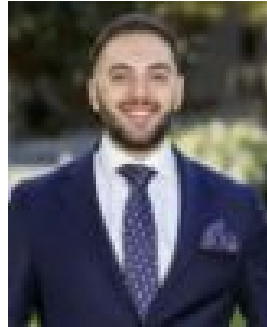
**Parkings: 1**

**Area: 177 m2**

**Type: House**



Hayden Richards  
0283220750



Perry Haroulis  
0283220750

## Buyers Guide - \$1,800,000

Auction Saturday 13th July, 2024 Boasting an 8-metre frontage in one of Darlington's best streets, this extra-wide workers cottage has been tastefully renovated for contemporary living while offering exciting potential to be so much more. Warm and welcoming and enhanced by an array of skylights allowing an abundance of natural light, it features a superb front-to-rear level layout offering separate living and dining areas with engineered timber floors and extensive custom storage. The streamlined stone island kitchen is equipped with premium stainless steel gas appliances, while interiors spill out to a north east facing sun washed courtyard amid low maintenance gardens/level lawn. Accommodation comprises three well-sized bedrooms, two of which are appointed with built-in wardrobes and the third bedroom can be used as a separate studio/home office. A further highlight is the rear access via Edward Lane to secure off-street parking. Explore the scope to capitalise on its unbeatable setting and take inspiration from surrounding homes to add a second level studio with garage beneath. It is positioned just 300 metres to Redfern Station, vibrant village bars and cafés, while moments to Sydney University, Broadway Shopping and Newtown's attractions (STCA).- Warm and welcoming and bathed in natural light- Flowing front-to-rear layout, separate living/dining- Lounge features a beautifully preserved fireplace- Sleek stone island kitchen, s/steel gas appliances- Bosch dishwasher, abundant cupboard, storage- NE facing sun washed courtyard and level garden- Well-sized bedrooms, two fitted with built-in robes- Separate rear bedroom/studio retreat/home office- Engineered timber flooring, array of skylights- Scope to enhance further/add second storey (STCA)- Rear access via Edward Lane to off-street parking- 300 metres to Redfern Station, bars and cafés- Walk to Sydney Uni and Newtown's vibrant hub- Moments to Broadway Shopping, rapid CBD access