

# 37 Edwin Street, Tempe, NSW 2044



## House For Sale

Wednesday, 26 June 2024

37 Edwin Street, Tempe, NSW 2044

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 448 m2**

**Type: House**



Luke Hart



LTF Property  
0425112992

## AUCTION

Welcome to this charming 4-bedroom family home located at 37 Edwin Street, Tempe being offered for the first time since 1957. Situated in a quiet and leafy neighbourhood, this property offers a peaceful and comfortable lifestyle for you and your loved ones. With its spacious interiors, convenient location, and ample parking spaces, this home is sure to impress.

**SPACIOUS AND VERSATILE LIVING AREAS** Step inside and be greeted by the light-filled living areas, perfect for entertaining guests or relaxing with the family. The open plan layout creates a seamless flow between the living, dining, and kitchen and family room, providing a spacious and versatile space for all your needs. The well-appointed kitchen features stainless steel appliances & ample storage making meal preparation a breeze.

**OUTDOOR OASIS** Escape to your own private oasis in the backyard, where you can unwind and enjoy the tranquillity of nature. The generous outdoor space offers plenty of room for outdoor dining, gardening, or simply soaking up the sun. The low-maintenance level garden ensures you can spend more time enjoying the space. Be self sufficient and grow your own vegetables.

**CONVENIENT LOCATION:** Located just moments away from local shops, cafes, and public transport, this home offers convenience at your doorstep. Tempe Public School and other great schools, including child care are within close proximity, making it ideal for families. With easy access to major roads and highways, commuting to the CBD or other parts of Sydney is a breeze.

**AUCTION DETAILS:** Location: On-site Date: 27th July, 2024 Time: 11:00 am Don't miss out on the opportunity to make this charming family home yours.

**OTHER INFORMATION:** Block Size: Approximately 448.9 square metres (A Traditional Level Block Of Land) Water Rates: \$313.15 per quarter approximately (rates and usage) Council Rates: \$544.17 per quarter approximately Located close to the following: 3 Minute (250 metre) walk to Tempe Train Station (comfortable commuting into the city) 4 Minute (270 metre) walk to Tempe Public School and Tempe High School 4 Minute (290 metre) walk to Betty Spears Child Care Centre 7 Minute (500 meter) walk to Local shops, cafes & restaurants 7 Minute (2.8 kilometres) drive to Marrickville Metro Shopping Centre, Main Supermarkets 24 Minute (17.6 kilometres) drive to Sydney CBD (Central Business District)

**Disclaimer:** Please note: we have, in preparing this information, used our best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective buyers should make their own inquiries to verify the information contained herein. This property is presently tenanted and the digital furniture in the photographs has been used in the marketing of this property as a mere prospective of how this property would look if styled for sale. This is not to mislead in any form or way. It is only for the purpose of marketing to showcase the property in its glory.