

**43 Palace Street, Ashfield, NSW, 2131**

**HARRIS TRIPP**

**House For Sale**

Friday, 9 August 2024

43 Palace Street, Ashfield, NSW, 2131

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Character Home In A Prime Ashfield Location

Full of character and nestled within one of Ashfield's finest streets is this well-presented four bedroom home. Set over a functional two level layout with a north-easterly aspect, the home ensures an ideal Inner West lifestyle. With a smart interior refresh that enjoys modern comforts including split system air conditioning, whilst retaining its period high ceilings and natural light throughout. A moment's stroll to bus stops and Ashfield train station, Trinity Grammar Private School and Ashfield Public, Ashfield's shopping and dining amenities and across from Graham Reserve.

- Well-presented throughout with high ceilings and original period detailing
- Spacious and light filled living area with gas outlet
- Modern gas kitchen with stainless steel appliances and an abundance of storage
- Four generous sized bedrooms, master with built-in robe plus study
- Contemporary bathroom with a shower/bath
- Rear laundry space plus secondary w/c
- Low maintenance garden with an entertainer's deck
- Rear lane access to a double car port
- Moments to Ashfield Mall, restaurants, Peace Park, Pratten Park and quality schools

Land size: 341.5 sqm, approximately

Council rates: \$446 per quarter, approximately

Water rates: \$316 per quarter, approximately