

45A Amy Street, Erskineville, NSW 2043



House For Sale

Saturday, 29 June 2024

45A Amy Street, Erskineville, NSW 2043

Bedrooms: 4

Bathrooms: 4

Type: House



Edwin Pireh



David Pireh
0490128857

Forthcoming Auction

Introducing a fresh & sophisticated Torrens Title residence in a charming, historic street of Erskineville. This newly constructed home stands out with its striking double-fronted facade and opulent indoor spaces, perfect for living and entertaining. Finished to the highest standards, the 150 square meters of light-filled internal space blends natural elements and textures, creating a visually stunning and welcoming atmosphere that flows seamlessly into a private yard. An integrated fireplace adds elegance to the open-plan living area. The kitchen exemplifies functional beauty with top-of-the-line SMEG appliances, custom cabinetry, and Dolce Quartz stone, making it the perfect space for gathering, cooking, and entertaining.

Highlights - Double-fronted contemporary facade - Four spacious bedrooms - Four bathrooms with Faucet Strommen tapware, concrete sinks, and a stone tub - Custom cabinetry with ample storage and LED lighting - 150 SQM of living space - SMEG kitchen with 40mm Dolce Quartz - Separate Caesarstone laundry - Hybrid timber floorboards throughout - Zoned ducted air-conditioning - Bespoke bronze windows, doors and balustrades - Master and fourth bedrooms each feature an ensuite - Master with French doors and terrazzo balcony - Fireplace and Lithe Bluetooth ceiling speakers - Alarm system and RING doorbell - 2.9m high bi-fold doors open to a private garden - Italian terrazzo porch and spacious verandah - Catchment area for Newtown High School of the Performing Arts - A short stroll to Erskineville Village and Sydney Park - Close proximity to St Peters, Erskineville, and Newtown train stations - Rates: Water \$261 per quarter, Council \$335 per quarter (Both approx.) Agent Contact: Edwin Pireh 0492 911 672 David Pireh 0490 128 857