

**51 John Street, Petersham, NSW, 2049**

THE AGENCY

**House For Sale**

Friday, 9 August 2024

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Bedrooms: 3

Bathrooms: 2

Type: House

## Charming double-fronted residence of modern comfort, space and light

Freestanding to the north and brimming with natural light, this double-fronted Victorian residence overdelivers in terms of modern comfort, space and ease of living in a peaceful low-traffic cul-de-sac. Warm and welcoming with freshly schemed interiors offering a sense of harmony and well-being, it features a clever design with beautifully appointed living zones flowing freely to the rear. At the heart of the home is a gourmet stone kitchen with stainless steel gas appliances, while spacious living and dining areas transition to covered alfresco entertaining and a sun washed child-friendly backyard. It is located a five-minute walk to Newington College, buses and parks and a short drive to Enmore and Newtown's vibrant hubs.

Generous flowing layout with open plan living/dining areas  
Gourmet stone kitchen, premium s/steel gas appliances  
Effortless transition to covered alfresco entertaining deck  
Sunny child-friendly level backyard, landscaped gardens  
Three well-sized bedrooms fitted with built-in wardrobes  
Upper-level fourth bed/optional study with air conditioning  
Main bedroom with ensuite, stylish fully-tiled main bathroom  
Front bedroom with French doors opening to sunny garden  
Internal laundry and third w/c with direct outdoor access  
Freshly painted, polished timber floors, array of skylights  
Attic storage, split-cycle air conditioning, garden shed  
Low-traffic cul-de-sac with plenty of on-street parking  
5-minute walk to Newington College, buses and parks  
Moments to village shops, Enmore and Newtown's vibrant hubs