



NEWTOWN 83 ST MARYS ST

4 3 1

# Grand Victorian looks

## DETAILS

**Auction:** Saturday, August 20, 12.30pm

**Inspect:** Thursday 5.30-6pm and Saturday 12.15-12.45pm

**Price Guide:** \$2.2 million

**Agent:** Raine & Horne Newtown

**Contact:** Michael Harris 0406 751 631, Duncan Gordon 0414 349 669

**Floorplan:** While to scale, the provided floorplan shows only a suggested use of the space

## MICHAEL SAYS

This is a wonderful family residence with excellent accommodation and great outdoor living. There is ample storage, secure parking, landscaped gardens and a full security system. The home is located in arguably Newtown's best location with easy access to Newtown Station, local culinary delights, and Camperdown Rest Memorial Park.



## BRENDAN WONG

**T**HE frontage of this Victorian terrace is wonderfully deceptive.

It has all the hallmark features of its time, including elaborate cast iron balustrades on the balcony and Palladian-style windows.

They give the home a grand and striking street presence.

Step inside and you'll find a modern home with an open-plan layout, high ceilings and polished hardwood floors.

At the front of the home is a lounge room which comes with built-in shelves perfect for displaying the extensive collections of avid book lovers or movie buffs.

Continue through and you will see an internal laundry room with plenty of storage.

The main living space is the open-plan family, dining and kitchen area at the rear.

The kitchen comes with granite and timber benches, tiled splashback and built-in cupboards.

There is a home office, which can also be used as a guest bedroom. It sits conveniently next to a travertine bathroom.

With the open-plan living space being so roomy, you will want to invite friends and family over for a dinner party.

Need more space? Open up the bi-fold doors, which reveal an extra-large and covered travertine-tiled terrace.

The established garden beds and the water feature enhance this outdoor area.

Steps from the deck lead down to a private courtyard, perfect for outdoor dining, and a single remote-controlled garage with access to St Mary Lane.

The garage leads to the underhouse storage which can be used as a wine cellar.

On the second floor are three bedrooms. The largest of them is the main and it has an ensuite and walk-in wardrobe which comes with built-in cabinetry.

Two french doors open onto a wide balcony overlooking the street below.

The second level also has a main bathroom with a shower-bath.

The home is in an ideal position for young families as it is located in the residential side of Newtown.

It is close to King St shops and cafes, and Newtown Station.



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INNER WEST COURIER INNER CITY, Tuesday, August 2, 2016

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