



3 Baldwin Street, Erskineville



## SOLD 1st OPEN FOR INSPECTION!

This original two storey terrace is perfectly positioned in the Erskineville pocket. Offering enormous potential to refurbish or redevelop. It is perfectly liveable as it is tenanted at present time.

This rare find could be transformed into a stylish home benefitting its premier location moments to the charming Erskineville village hub, King Street Newtown, various transport links, schools and parks.

Bring your architect and your imagination and explore the possibilities to create something special.

- Classic terrace in need of an overhaul
- Unique opportunity with huge potential
- Eat in kitchen with gas appliances
- Separate Lounge
- Rear courtyard
- 2 bedrooms, main with an enclosed balcony
- Scope to extend the upper level STCA
- Family friendly neighbourhood community
- Ideal for the renovator or developer
- Stroll to cafes, shops and eateries
- In catchment area for Newtown High School of Performing Arts

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<b>Price</b>	SOLD
<b>Property Type</b>	residential
<b>Property ID</b>	33
<b>Land Area</b>	70 m2

### Agent Details

Athena Tsolis - 0417 246 415

### Office Details

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