

**127 Rochford St, Erskineville, NSW, 2043**



**House For Sale**

Wednesday, 15 January 2025

127 Rochford St, Erskineville, NSW, 2043

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Timothy Gorring

## Paddington-style terrace in a village hotspot

Brightened up by a recent renovation, this two-storey terrace is set on an unusually deep level block on a one-way street between the village hub and South King Street's vibrant dining and entertainment scene. Surrounded by pocket parks in a family friendly neighbourhood, the two-bedroom home opens to a 17m deep courtyard offering plentiful room to extend at the rear (STCA). Streamlined living space makes for easy living with a contemporary kitchen and bathroom on the lower level and two double bedrooms on the upper level. Ready to move in or rent out, there's still plenty of potential here with a 25sqm approx attic and scope to open out the rear for fluid indoor/outdoor living. In a connected city fringe pocket is 700m to Sydney Park's open spaces and skate park with close proximity to Newtown, RPA Hospital and Sydney University.

- Set behind a deep forecourt, classic filigree facade
- 2 peaceful double bedrooms on the upper level
- Main with built-ins and French doors to a balcony
- Streamlined living and dining, engineered floorboards
- Modern open plan kitchen bathed in northerly sun
- Chef's freestanding gas range cooker, breakfast bar
- Deep entertainer's courtyard, room to extend (STCA)
- Renovated bathroom with a bath, separate W.C.
- 25sqm approx lined attic with pull-down ladder
- Exposed brick feature wall, internal laundry facilities
- Peacefully located between King St and Erskineville's vibrancy
- 600m to the station and Erskineville Public School
- 700m to Sydney Park's sports fields and skate park
- Rates: Water \$190pq, Council \$382pq (All approx.)

Contact Shaun Stoker 0424 172 217

Timothy Gorrington 0438 822 281

Our recommended loan broker: Tommy Nguyen ([www.loanmarket.com.au/tommy-nguyen](http://www.loanmarket.com.au/tommy-nguyen))