

**536 Darling Street, Rozelle, NSW, 2039**

**CobdenHayson.**

**House For Sale**

Friday, 25 October 2024

536 Darling Street, Rozelle, NSW, 2039

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Ada Mastronardo  
0298183844

## **Paddington-style terrace in the village heart**

Available for the first time in 28 years, discover a world of opportunity in the heart of Darling Street between the village hubs of Rozelle and Balmain. Built in 1884, this wide-fronted Victorian terrace presents a prime canvas for renovation with all its period finery and generous proportions serving as the ideal foundations for the renovation of your dreams. Virtually freestanding on the north side and set behind a walled forecourt, the two-storey terrace stands as one of the last remaining original homes in this coveted spot with village life at the doorstep and a level 400m to Rozelle Public School. A choice of living areas, large kitchen and deep tree-framed courtyard make for comfortable living with three big bedrooms on the upper level including a main with double French doors to an iron-lace balcony. Make your mark with a contemporary revamp and capitalise on its prime location, superb layout and scope to build up or out taking full advantage of its untapped potential (STCA).

- Wide entry hall, high ornate ceilings, elegant proportions
- 3 large bedrooms on the upper level, 2 with built-ins
- Huge main bed with double French doors to a balcony
- Living room with an ornate fireplace, bi-folds to dining
- Direct access from the dining room to the courtyard
- Large timber-themed kitchen, cedar-framed windows
- Casual living opens to a private tree-framed courtyard
- Neat and tidy upstairs bathroom with a bath and shower
- Outdoor laundry/2nd bathroom with shower and W.C.
- Stroll to cafes, yoga studios, restaurants and boutiques
- 200m to Woolworths Metro, 350m to the Cat & Fiddle
- 400m to Sydney Secondary College, 700m to Elkington Park