

**5/31 James St, Enmore, NSW, 2042**



**Studio For Sale**

Thursday, 28 November 2024

5/31 James St, Enmore, NSW, 2042

**Bathrooms: 1**

**Parkings: 1**

**Type: Studio**

## **A sunny studio with parking on title**

This boutique studio packs a punch with its creatively renovated interiors and fantastic location in a quiet cul-de-sac tucked away between Enmore Road's social scene and Enmore Park. Facing north and bathed in natural light, the top floor studio features its own private entry and windows on three sides with no common walls adding to its tranquil feel. An affordable first home or low-maintenance investment, the well-presented studio makes a superb entry into one of Sydney's premier lifestyle hubs just 600m to South King Street and the famed Vegan Mile. Rare for a studio, the freshly schemed apartment comes with parking on title and is one of only eight in a double-brick block with low strata levies. Footsteps to TAFE Design Centre, this quiet neighbourhood is an easy stroll to cafes, theatres and micro-breweries making it ideal for the urbanite or a savvy portfolio addition in an area of ever-strong rental demand.

- Boutique block of 8, top floor setting with a private entry
- North facing with windows on 3 sides, no common walls
- Bright open plan living/bedroom, floor-to-ceiling built-ins
- Modern streamlined kitchen with integrated Euro laundry
- Stylish renovated bathroom with a stone-topped vanity
- Reverse cycle air, modular style design, flexibility of space
- Parking on title, affordable levies and no through-traffic
- A top spot, stroll to celebrated eat streets and nightlife
- 750m to Marrickville Metro, 850m to Newtown station
- Affordable market entry or a low-maintenance investment
- Rates: Water \$179pq, Council \$371pq Strata \$922pq (All approx.)

Contact Moira Verheijen 0414 343 995

Matthew Di Lorenzo 0400 362 307

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