



31 Augustus Street Enmore, NSW

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Freestanding character home with further potential

Holding two street frontages with access via both Augustus Street and Gladstone Street, this freestanding period home holds endless opportunities. It sits on a generous 241sqm block which is north-east facing and offers the possibility of subdivision, off-street parking / garage / granny flat or a renovation project (STCA). The home offers a versatile footprint with serious untapped potential to create a fantastic urban residence.

Price: Contact Agent
Council Rates: \$449.00 p/q
Water Rates: \$193.00 p/q

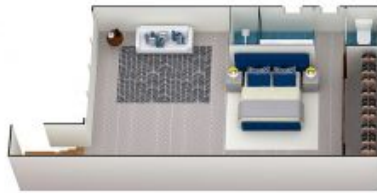


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31 Augustus Street
Enmore



Level Two



Lower Level



Level One



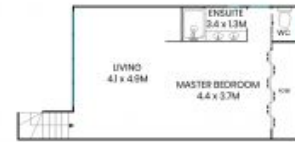
The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



Site Plan



Level One



Level Two



Lower Level

Internal Living: 208sqm
External Living: 36sqm
Total Living Area: 244sqm



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.