



31 Augustus Street Enmore, NSW

4 2

### 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.

- Central comfortable living room with vintage fireplace, adjoins a dining zone
- Sun filled family room features bi-fold doors to the timber deck and backyard
- Premier north east to rear aspect creates an uplifting light filled ambience
- Neat granite and gas kitchen includes an Ilve stainless oven and a dishwasher
- Three bedrooms on lower level have high ornate ceilings and timber floorboards
- Oversized private main bedroom offers a modern ensuite and large built-in robes
- Classic bathroom with clawfoot tub, extra w/c in laundry and underhouse storage
- Only moments to Newtown's eclectic shopping, dining and entertainment hub

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



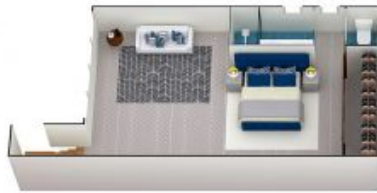
**Adrian Vassallo**  
 0406 484 994



**George Spiroglou**  
 0420 303 303



31 Augustus Street  
Enmore



Level Two



Lower Level



Level One



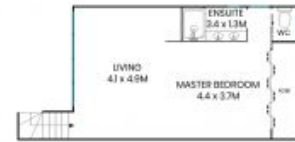
The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely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