

# FOR SALE

## BURSTING WITH POTENTIAL TO ADD VALUE

Brimming with character and endless possibilities, this classic residence offers excellent potential to add value to. Opportunity to complete a modern transformation or triumphant restoration. Or simply make some updates and repairs and move straight in. Located in a sought-after street, this home is perfectly placed for a coveted inner west lifestyle, with everything you need at hand. It's a stroll from Stanmore Village, cafés, Stanmore Public School, parks and the train station, with easy access to the CBD and Newtown.

Good sized parcel of land provides easy wide rear lane access  
 Large living room, dining area, ornate mantles, picture rails  
 Covered entertaining area adjoins a private easycare garden  
 Gas kitchen with storage, two bedrooms, master with built-in  
 Internal laundry, secure double carport, side access, w/c  
 Walk to local schools, close to an array of restaurants  
 Brimming with potential to add value  
 Good size block, wide rear lane access  
 Private garden, ready to live in now  
 Walk to village, schools, train station

2 BED | 1 BATH | 2 CAR

PRICE:  
Auction

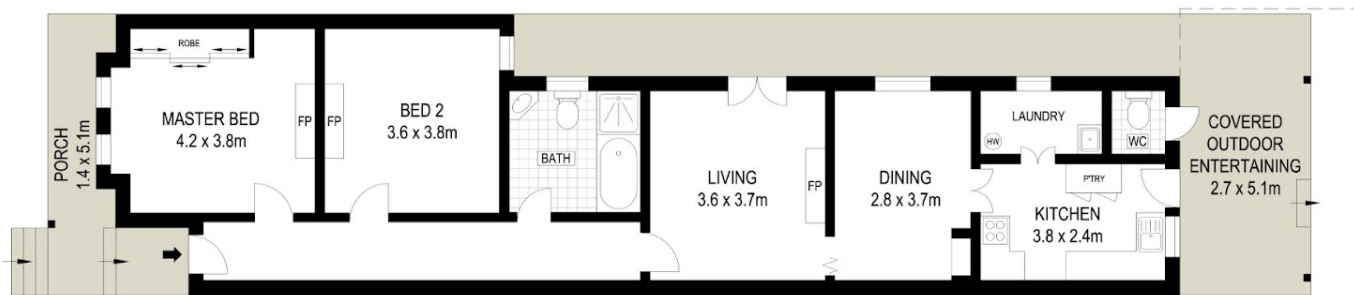
OPEN FOR INSPECTION:  
N/A



**Richard Lane**  
**0419565103**  
 richard.lane@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



SITE PLAN (NOT TO SCALE)



0 1 2 3 4 5

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

APPROX. INT: 92m<sup>2</sup>  
APPROX. EXT: 94m<sup>2</sup>  
LAND: 202m<sup>2</sup>



99 Trafalgar Street, Stanmore



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.