

## Outstanding City Fringe Home of Rare Size & Character



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## 282 Abercrombie Street, Darlington

### Sold

Prime positioning between Charles Kernan Reserve and neighbourhood cafes sets the stage for this brilliant family home on a 139 sqm title with rear lane access. It preserves a Victorian façade and front rooms, then transitions with an architectural extension into a vibrant and flowing space that – among its achievements – permits the entire ground level to cater for special occasions of exceptional size. The atrium-topped kitchen is a rare feat of design, creating a spectacle in the entertaining area while allowing natural light to pour into two levels of the home, dialling up the radiance of the colours on display throughout. This home oozes personality with a vivid interior design that reflects the creative character of Darlington and its neighbouring suburbs of Newtown and Surry Hills. Placed only 250 metres from Redfern Station & 550 metres from South Eveleigh Technology Park, it is rare to discover a home this close to city fringe conveniences that so thoroughly accommodates a professional and family lifestyle.

- Buzzing neighbourhood of rare energy with friendly shops & cafes
- Classic frontage & interiors with traditional façade & ornate hallway arch
- Hardwood floorboards, architectural elements surfaced in marine ply
- Built-in wardrobes, spaces with custom storage cabinets & shelves

**Property ID:** L18995618

**Property Type:** House

**Garages:** 1

**Land Area:** 139.0 sqm

### Duncan Gordon

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- Granite kitchen with an island on wheels, vast storage, Smeg gas stove
- Generously sized bedrooms, top-floor bed 4 / potential third living area
- Charles Kernan Reserve presents a playground, BBQ area & edible garden
- Just 100m from local village cafes & eateries plus a convenience store
- Placed only 250 metres from Redfern Station & 550 metres from South Eveleigh
- 400 metres from the university precinct & Carriageworks' arts hub
- Victoria Park + Pool is 850m away, Prince Alfred Park + Pool is 1km away
- Zoned Mixed-use, the property offers the flexibility for a variety of uses

Regarding parking at the rear of the property, please refer to special condition 48 in the contract for the sale of land