

### 44 Egan Street Newtown NSW

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Promising outstanding lifestyle appeal in a walk-to-everywhere setting, this freshly painted terrace delivers an idyllic urban retreat presenting boundless potential and possibilities. It features an original layout with separate lounge/dining areas plus a streamlined kitchen opening to a sun washed courtyard, perfect for entertaining. Upper level accommodation comprises three bedrooms, the main opens to an undercover balcony. Additional features include a bright and airy bathroom, an internal laundry and floating timber flooring. Complete with rear lane pedestrian access, it provides an excellent opportunity to re-create or renovate for contemporary city-fringe living (STCA).

**Price** : \$ 1,550,000

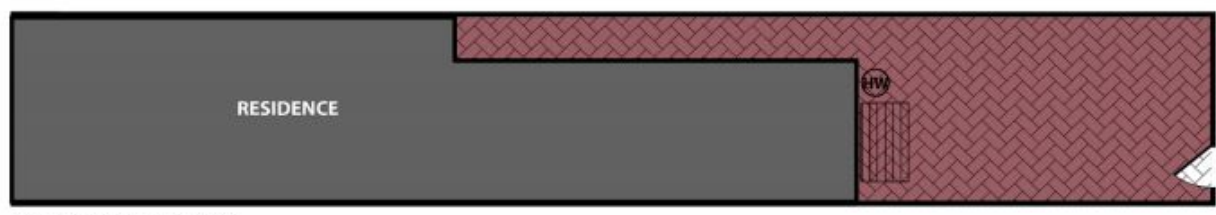
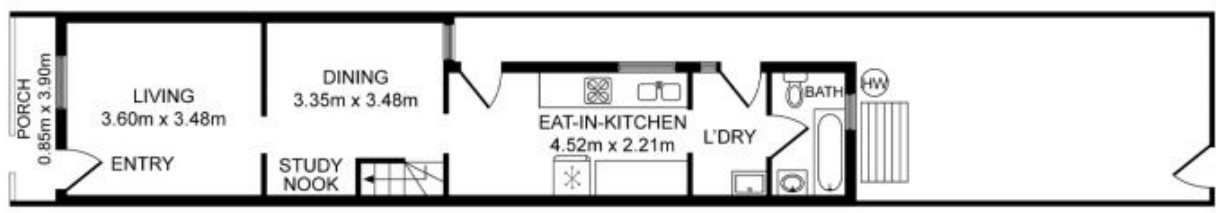
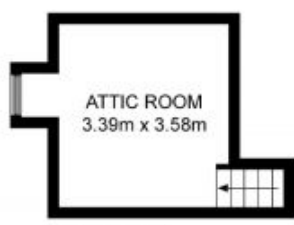
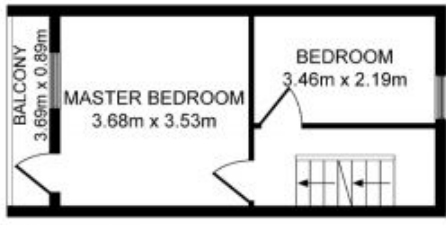
**View** : <https://www.crystalrealty.com.au/sale/nsw/inner-west/newtown/residential/terrace/6883410>



**May Aoun**  
0416 027 086

? Original free-flowing layout with separate living/dining areas

? Streamlined kitchen with ample cupboard



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purpose only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Photos & Floor Plan created by SMI Clicks | 0478 099 674

