



**11 Victoria Street ERSKINEVILLE NSW**

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**About The Home;**

- \* Rare opportunity to redesign your dream home
- \* Separate living and dining areas, sunny North facing
- \* Classic galley timber kitchen with gas cooktop
- \* French doors leading out to a tranquil courtyard
- \* Neat bathroom w/bathtub w/potential to add value
- \* Sunny & private entertainer's courtyard w/LU storage
- \* Split system air conditioning from top floor bedroom
- \* Large storage cupboard underneath the staircase
- \* Convenient bus and train facilities available nearby
- \* Convenient position, short stroll to Erskineville Village
- \* Close to schools, King St dining, Sydney Park

**Land Size** : 76 sqm

**View** : <https://www.agentsandco.com.au/sale/nsw/inner-west/erskineville/residential/house/6767682>

A rare opportunity to capitalise, recreate, redesign and add your personal style to this original character filled 2 level home awaits. Enviably positioned on one of Erskineville's



**SITE PLAN**  
(NOT TO SCALE)



**FIRST FLOOR**



**GROUND FLOOR**



All information contained herein is gathered from sources we deem to be reliable.  
However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.  
Ref No: 95298



11 VICTORIA STREET

ERSKINEVILLE