

**17 George Street SYDENHAM NSW**

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**UNDER OFFER**

Packed with potential and primed for renovation in a blue chip location this period semi detached home is guaranteed to inspire with its well proportioned rooms, striking array of original features and generous block of land. Beyond its traditional exterior the interior reveals magnificent ornate plaster ceilings and an elegant hallway. Accommodation provides two generous bedrooms, spacious central lounge room and well proportioned basic eat-in kitchen and bathroom. An unexpectedly large rear and side garden displays potential for a sunny oasis or further extension STCA. Additional features include timber floors, ornate plaster ceilings, gorgeous fireplaces, Cedar windows and off street parking. Easy walking distance to buses, Sydenham Train Station, Sydney Park and Sydenham Green. This is a fantastic opportunity for budget conscious first homebuyers and investors to purchase a home brimming with character and untapped potential in a super convenient near city location.

Land size 237 sqms approx  
Frontage 7.5 metres approx

Council Rates: \$326.21per quarter approx

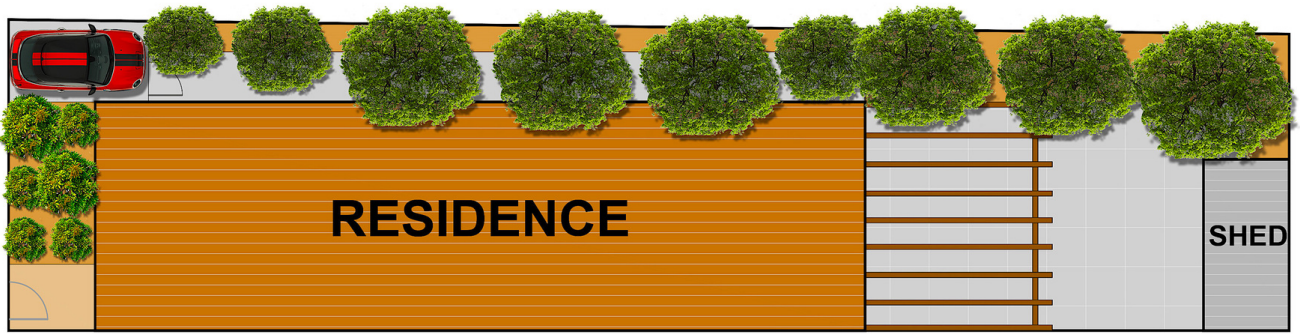
**Price** : \$ 950,000  
**Land Size** : 237 sqm  
**View** : <https://www.planetproperties.com.au/sale/nsw/inner-west/sydenham/residential/house/4328776>



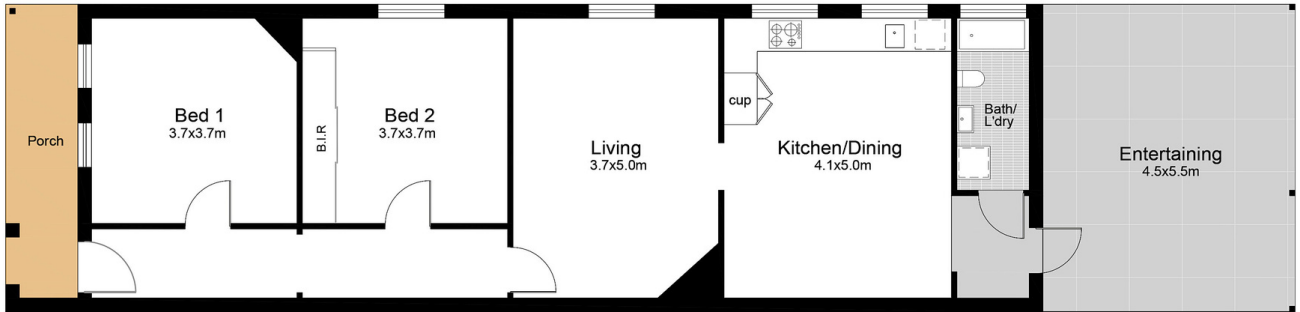
**Rosalie Gordon**  
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**Mark Gordon**  
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SITE PLAN (not to scale)



Internal area	82.50m <sup>2</sup>
Outdoor area	31.80m <sup>2</sup>
Total area	114.30m <sup>2</sup>
Lot area	230.00m <sup>2</sup>

FLOOR PLAN

DISCLAIMER: THIS IS FOR ILLUSTRATIVE PURPOSES ONLY.  
 ALL DIMENSIONS ARE APPROXIMATE AND IT DOES NOT  
 CONSTITUTE PART OF ANY LEGAL DOCUMENTS.  
 FLOORPLAN BY [www.sosphotography.com.au](http://www.sosphotography.com.au)

**ADDRESS:** **17 GEORGE STREET, SYDENHAM**