



**3/7-9 Pemell Lane Newtown NSW**

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Peacefully positioned and one of only six in this tightly held boutique development, this double-storey townhouse presents a terrific inner-urban lifestyle or investment opportunity with its spacious floorplan and immediate access to Enmore's cafes and boutiques. Ready to move and enjoy the light-filled interior comprises two double bedrooms, both with built-ins master with glass terrace, modern bathroom with combined shower/bath, fully equipped modern kitchen with adjoining living & dining, internal laundry with second WC and sundrenched paved court garden. A double lock up garage offers ample easy secure parking with ample storage. Superb further potential with DA approved plans for a third floor addition with master bedroom and bathroom. With a whisper quiet location to the rear of Enmore Road this town home is just seconds to shops, restaurants and trendy bars. A great find in the heart of the action.

**Price** : \$ 1,195,000  
**Building Size** : 166 sqm  
**View** : <https://www.planetproperties.com.au/sale/nsw/inner-west/newtown/residential/townhouse/7288322>

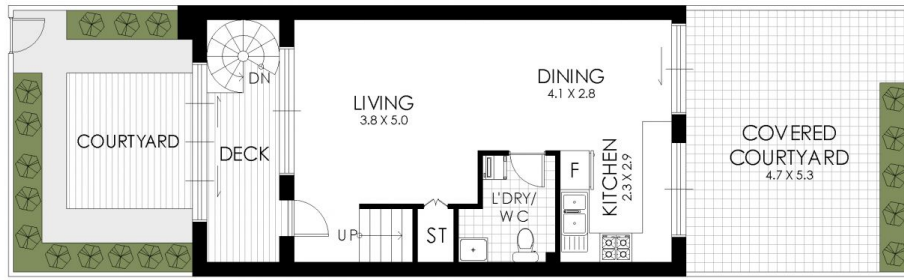


**Rosalie Gordon**  
**0416198261**

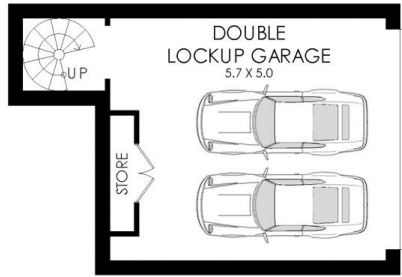


**Mark Gordon**  
**02 9747 8888**

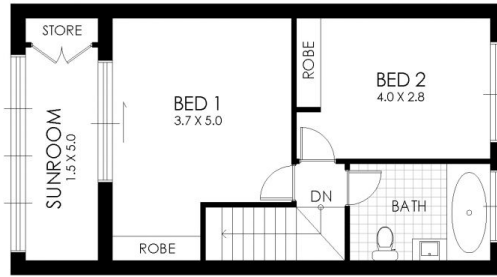
Total Area: 166 sqms approximately  
 Council Rates: \$336.19 per quarter approximately  
 Water Rates: \$156.29 per quarter approximately  
 Strata Levies: \$1,005.78 per quarter approximately



GROUND LEVEL



LOWER LEVEL



UPPER LEVEL

### 3/7-9 Pemell Lane, Newtown

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