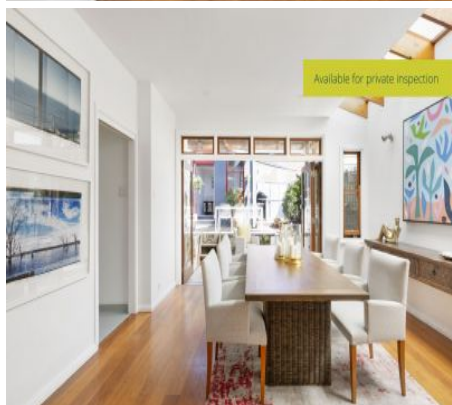


# Stanmore

## 44 Northumberland Avenue



## A family classic in the heart of Stanmore

'Available for private inspection'

Classical elegance and modern comfort come together in this handsome Victorian semi to deliver a fine family home in the heart of Stanmore. Freestanding to the north side, St Elmo is set on the high side of a wide avenue with rear lane access to parking. A fluid layout from front to back and a choice of living areas creates a welcoming feel with loads of natural light, soaring ceilings and polished floorboards. Enjoy the best of village charm and city convenience a short stroll to Weekley Park and 700m walk to Stanmore station.

- 6m approx frontage, leafy avenue on the cusp of Annandale
- 3-4 double bedrooms, main with bay window, 2 with built-in robes
- Large lounge bathed in northerly sun, polished floorboards



3 1 1

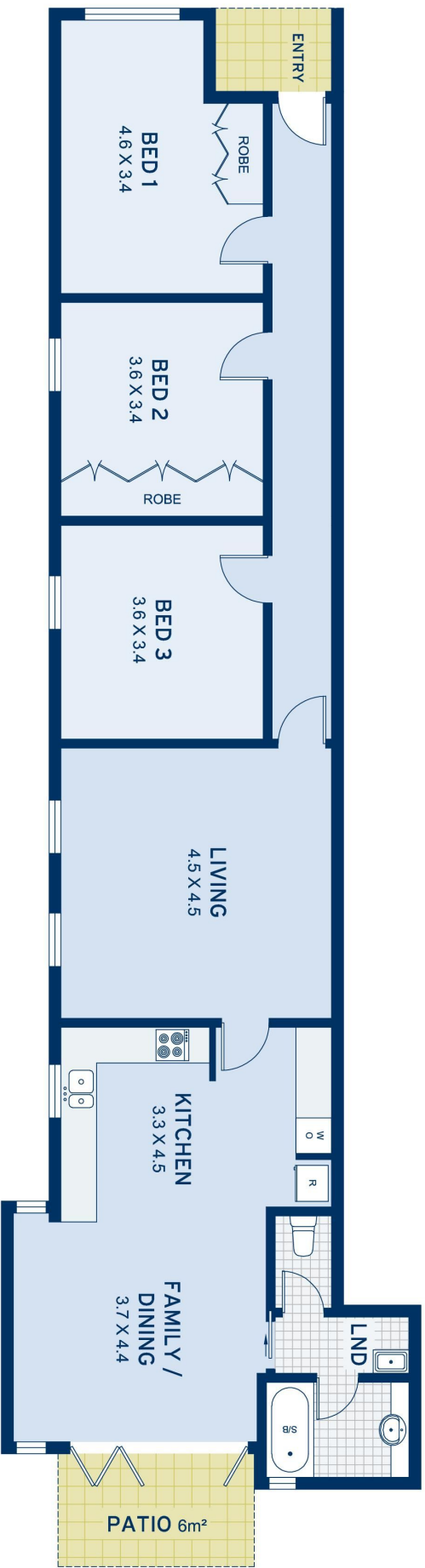
### ADDITIONAL DETAIL

Type	House
Sold Date	24/04/2020

Undisclosed

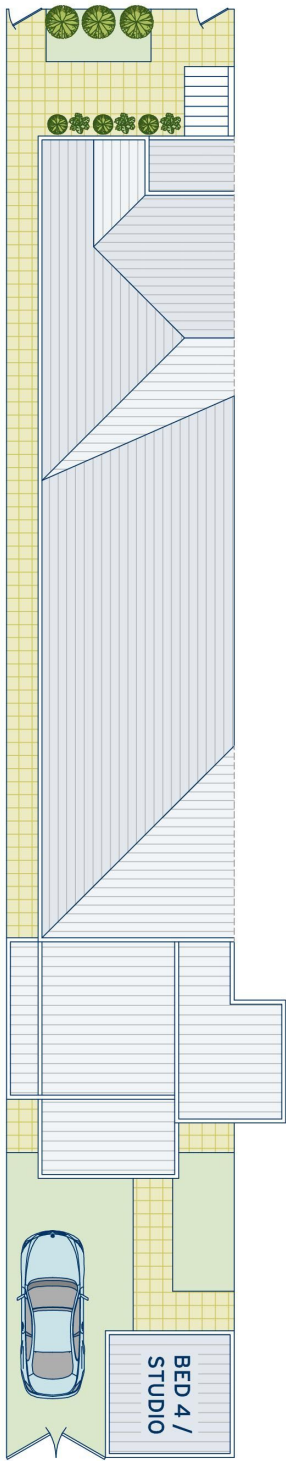
**Stephanie Zerial**  
0450 050 154  
stephaniez@ch.com.au

**Jonathan Hammond**  
0425 252 686  
jono@ch.com.au



Northumberland Avenue

SITE PLAN



Northumberland Lane



APPROXIMATE AREAS	
Internal Floorspace	118sqm
Studio	9sqm
External	83sqm
Land Size	210sqm
OUTGOINGS	
Council Rates	\$450 pq
Water Rates	\$280 pq

**Stammore**  
44 Northumberland Avenue

DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, Annandale Estate Agency Management Pty Ltd (trading as Cobden & Hayson Annandale), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

cobden & hayson