



36 Barwood Street, Newmarket

## CHARMING CHARACTER COTTAGE!

Positioned in one of Newmarket's most convenient pockets, this raised character home blends traditional charm with practical updates and future flexibility. Set behind a classic fence, it offers generous proportions, strong natural light, and the added advantage of usable space beneath the home.

Upstairs, the layout opens into a spacious living, dining, and kitchen zone that feels immediately welcoming. Polished timber flooring, high ceilings, and large windows enhance the sense of openness, while the modernised kitchen has been thoughtfully updated with stone benchtops, stainless steel appliances, and a mosaic tile splashback. Ample cabinetry and bench space make it functional for everyday living without compromising on style.

The home comprises three well-sized bedrooms, including a spacious primary bedroom that provides a quiet and comfortable retreat. The main bathroom is neat and practical, featuring a shower-over-bath configuration and clean, neutral finishes.

Underneath, the home has been raised (3 meters) to allow for secure garage parking and extensive covered storage, while also offering

3 1 2

**FOR SALE**  
OPEN TO OFFERS!

**VIEW**  
Thu 19th Feb @ 5:00PM - 5:30PM

**AGENTS**  
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**AGENCY**  
LJ Hooker Stafford  
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scope for those looking to further utilise the ground level over time. The backyard provides usable outdoor space and easy access to the lower level.

Located moments from local cafés, parklands, schools, and transport options, this is a well-positioned character home offering immediate comfort with flexibility for the future in one of the inner north's most consistently sought-after suburbs.

- Open-plan main living, dining, and kitchen.
- Three well-proportioned bedrooms.
- Neat main bathroom with shower-over-bath configuration.
- Spacious open-plan living, dining, and kitchen area.
- Polished timber flooring throughout upper level.
- VJ paneled walls throughout the home, continuing the character charm.
- Renovated kitchen with stone benchtops.
- Mosaic tile splashback and stainless steel appliances.
- Ample bench space and cabinetry storage.
- Abundant natural light throughout the home.
- Secure garage parking for two vehicles.
- Raised construction with usable ground level beneath.
- Extensive covered storage under the home.
- Functional backyard with access to lower level.
- Positioned close to cafés, parklands, schools, and transport.

Properties that provide this much value are seldom found in fast-paced Newmarket, don't hesitate call Dean & Harry today for the sales report and rental appraisal!

## MORE DETAILS

Property ID	1EMBF4N
Property Type	House
Land Area	450 m <sup>2</sup>
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes



## Dean Hamilton 0400 799 447

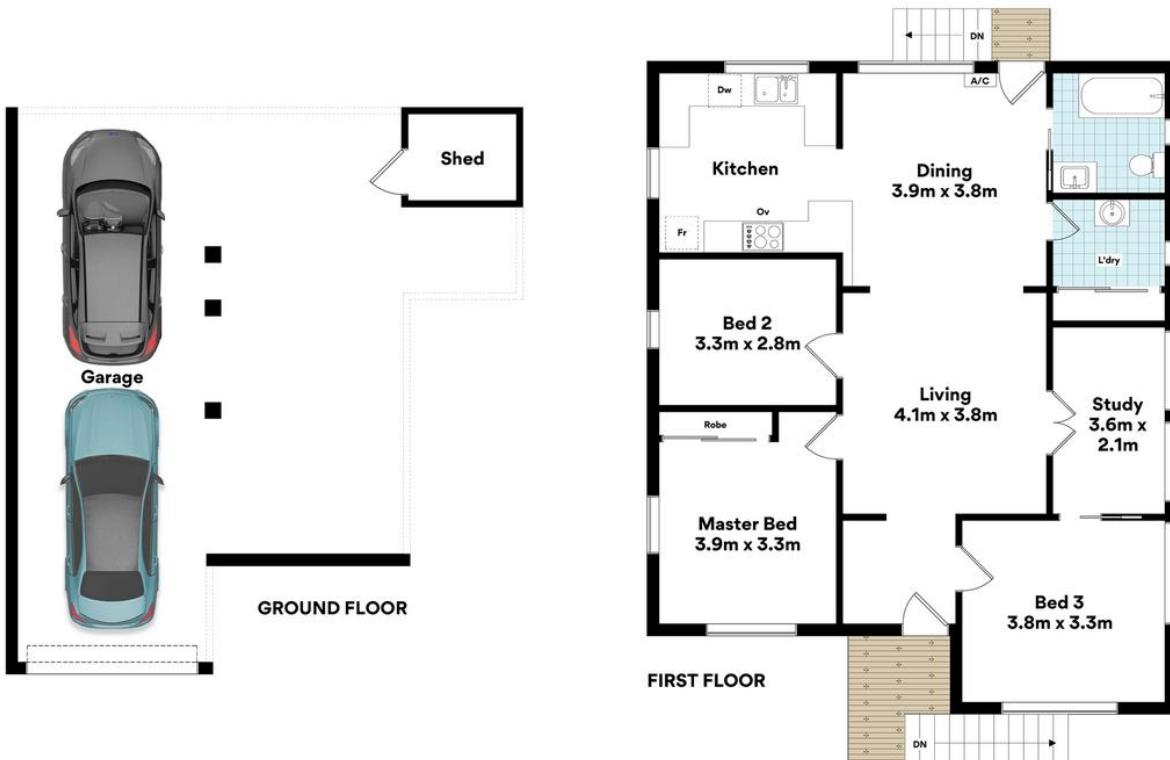
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## Harry Harris

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**FLOOR AREA SIZES**

Internal 108.9m<sup>2</sup> | External 4.9m<sup>2</sup> | Garage/Shed 77.5m<sup>2</sup> | **TOTAL 191.3m<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only. Provided by primepixels.com.au

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**