



161 Jones Street Ultimo, NSW



## Charming terrace provides city-fringe convenience

Tucked away in a peaceful pocket of Ultimo, this c1886 Victorian terrace is a charming home that exudes character, comfort and privacy across a premium dual-access block. Its parkside enclave and a sunny north east rear aspect combine for relaxed indoor/outdoor living. At the same time, the home's address ensures easy access to an array of local amenities plus world-class attractions in the CBD.

- Gorgeous facade welcomes with entrance verandah and fully-fenced courtyard
- Open plan living zone has high ceilings, ornate fireplace and timber floorboards
- Paved courtyard provides setting for relaxed gatherings with friends and family
- Nicely presented kitchen with freestanding electric stove plus tiled splash back
- Two upper level bedrooms, main flows to balcony overlooking tree-lined street
- Rear gate access to property via Mckee Street plus secure undercover parking
- Footsteps to both Mary Ann Street Park, Mckee Street Reserve and Ultimo Tafe
- Handy to vibrant shops, coffee houses, restaurants and prestigious universities

**Inspect:** Wednesday, 6th November 2024 11:30 - 12:00

**Auction:** Saturday, 9th November 2024 10:00 - 10:30  
21/11/2024 07:00 pm

**Price:** Contact Agent

**Council Rates:** \$340.00 p/q

**Water Rates:** \$195.00 p/q



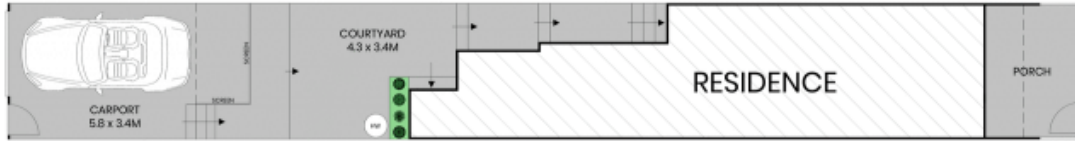
**Joseph Tropiano**

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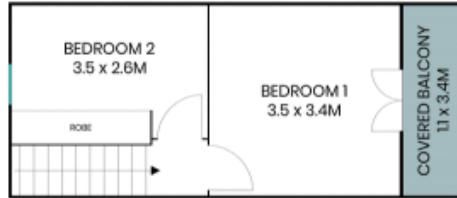


**Irma Rinaudo**

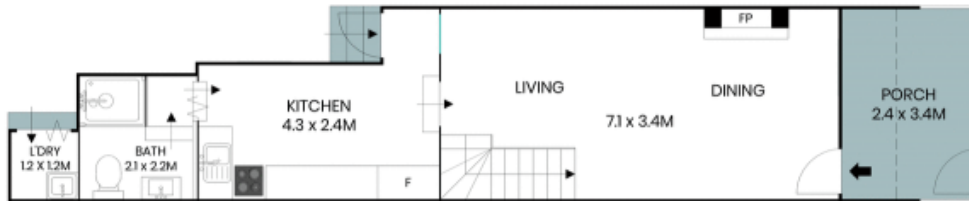
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Site Plan



First Floor



Ground Floor



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.