



# 76 MARSHALL STREET, SURRY HILLS

 3  2

AUCTION ON SITE TODAY 10.30 am  
Sharp

Mere Footsteps from Bourke Street

Nestled in a leafy cosmopolitan enclave, this lovely home features a versatile design that can serve as dual occupancy or as a two-storey home.

The ground level is configured as a one-bedroom apartment, providing generous living space, a neat kitchen and a combined bathroom/laundry. There is only one internal access point leading upstairs, which can be locked for everyday privacy and security. Providing a separate entrance from Marshall Street, the upstairs residence is preserved in original condition, with a layout that provides the option of one or two bedrooms.

Kept in the same family for 50 years, this home can be stylishly upgraded as an investment with two rental streams, or as a live-and-earn asset in an enviable lifestyle location or as great family home.

It's only metres from Bourke Street attractions and within easy walking distance of Bourke Street Public School, premium Crown Street restaurants and bars, buses, light rail and the CBD.

Longstanding ownership within the same family since 1974

House Sold  
Listing ID : 61924480  
Price :

## Contact



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Desirable corner setting with two entrances in leafy street  
Upstairs features original timber floors & timber cabinetry  
NBN connected, gas hot water system, upstairs gas kitchen  
Only 110m from The Carrington, 300m from Bourke St Bakery  
cgi used in some pics

Approximate size is internal 120 sqm & Rear space 4sqm TOTAL = 124 Sq  
mtrs

Inspect as advertised or by appointment

Contact: Peter Ozerskis 0418 428 161 or James Holt 04127 414 600

Council Rates: \$409.50/qtr

Water Rates: \$261.79/qtr

