

1 & 2/9 Sloane Street, Summer Hill, NSW 2130



Sold Duplex/Semi-detached

Friday, 15 September 2023

1 & 2/9 Sloane Street, Summer Hill, NSW 2130

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 210 m2

Type:

Duplex/Semi-detached



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\$2,020,000

This beautiful Victorian filigree terrace with many original period details, is located just a stone's throw from the village centre, and represents an amazing opportunity to purchase in this much loved suburb. Currently split into 2 duplex apartments on Strata Title, with the downstairs unit rented at \$540/week, these properties have the advantage of either being able to each provide stable rental income with an excellent return or potentially be restored to their original single residence form, subject to relevant approval processes. This property has instant "street-appeal" with a traditional façade including decorative ironwork, original fireplaces and high ceilings. Upstairs and downstairs residences have similar layouts with open plan living and dining rooms, a kitchen, large bedrooms and spacious retro bathrooms. Recently renovated, the upper unit benefits from a new kitchen, floating floors, a converted attic space and an entertaining deck terrace to the rear that can be enclosed with bad weather. Downstairs features a new kitchen, carpeted bedrooms, own laundry, paved front courtyard and a tessellated tiled verandah. To the rear is a carport with an attached Studio/home office, while the downstairs laundry also has a small kitchenette, toilet and living area. Potential buyers will see that the possibilities are endless with this property

- 2 units each with its own entrance and own laundry
- Original fireplaces
- Renovated kitchens
- Large retro bathrooms
- 2 bedrooms on each level
- Upper residence with rear terrace, front balcony, and converted attic space
- Lower residence has front courtyard and verandah
- Instant/continuous hot water (gas)
- Air-conditioning throughout both units, the attic and the office/shed

Water rates: \$360.76 per quarter
Council rates: \$678.44 per quarter.