

120 Smith Street, Summer Hill, NSW 2130



Other For Sale

Wednesday, 3 April 2024

120 Smith Street, Summer Hill, NSW 2130

Bedrooms: 3

Bathrooms: 1

Type: Other



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Auction

An elegant two-storey shopfront terrace that boasts a prime location bang in the vibrant heart of Summer Hill village, presents an enticing opportunity for a variety of uses. Whether you envision it as a combined shop and residence, office space, cafe, restaurant, bar, or a blend of these options (subject to council approval of course!), the only limit is your own imagination. Consider these when weighing up the possibilities:

Prime Location - Nestled among a row of distinctive period terraces, this property occupies a prominent position within Summer Hill village, an area that has experienced significant recent growth in the value and demand of both residential and commercial properties, making it an ideal investment opportunity.

Versatile Usage - The property's layout lends itself to a multitude of uses, with the lower level comprising a vast open-plan retail/workshop space with charming shopfront entry and extra rear/side entrance, a separate living room, and a generous eat-in kitchen equipped with quality appliances. The flexible floor plan allows for seamless adaptation to suit your specific needs.

Outdoor Entertainment - Step outside to discover a cosy, private entertaining space adorned with sandstone landscaping, integrated seating, and built-in lighting. Perfect for alfresco dining or hosting gatherings, this outdoor oasis adds to the property's appeal.

Upper-Level Retreat - Ascend the stairs to find three double bedrooms, the main bedroom with a north-facing balcony offering a fabulous view across to the bustling village below, and a bathroom with combined shower/bath.

Charming Period Features - Throughout the property, you'll find timeless features such as polished timber floors, high ceilings, leadlight windows, and a marble fireplace, adding character and charm to the space.

Additional Amenities - Rear pedestrian access and an external WC enhance convenience and functionality for potential different uses. This exceptional property presents a rare opportunity to secure a prized piece of real estate in Summer Hill. Whether you're an entrepreneur seeking a dynamic business location or a savvy investor looking to capitalize on the area's growth, 120 Smith Street offers endless potential in an unbeatable location. Don't miss your chance to make your mark on this versatile and stylish property.

Council rates: \$816 per qtr
Water rates: \$241 approx per qtr
Internal size: Approx 130 sqm
Zoning: E1 Local Centre