

# 37 Cooper Street, Surry Hills, NSW 2010



## Terrace For Sale

Saturday, 27 April 2024

37 Cooper Street, Surry Hills, NSW 2010

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Terrace**



Luke Veron  
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Luke S Veron  
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## Auction Guide \$1,500,000

Discover the charm of inner-city living in this captivating two-bedroom plus study Victorian terrace, nestled in the prestigious heart of Surry Hills. Boasting a prime location mere step from Crown Street Village and the city, this residence offers the perfect blend of convenience and potential.

- **Spacious Living:** The generous living area seamlessly connects to a central dining zone, creating an inviting space for relaxation and entertaining.
- **Functional Kitchen:** Featuring granite benchtops and ample storage, the kitchen provides a practical yet stylish environment for culinary endeavours.
- **Bedrooms and Study:** Upstairs, two generously proportioned bedrooms offer versatility and comfort. The main bedroom boasts a north-facing balcony with leafy views, perfect for enjoying morning sunshine.
- **Convenient Amenities:** With a downstairs substantial study, bathroom, rear powder room, and private courtyard with laundry facilities, every convenience is at your fingertips.
- **Ideal Opportunity:** Whether you are a city executive, renovator, or investor, this property presents an exceptional opportunity to add value and create your dream urban oasis.
- **Prime Location:** Enjoy the convenience of strolling to shops, and cafes, the light rail, and the proximity to Central Station. Prince Alfred Park, with its pool and tennis courts, is also within easy reach. Surry Hills is the Hub for the IT industry of Sydney.
- **Zoning Information:** Zoned MU1 with a 3:1 floor space ratio and a 27-metre height limit, this property offers immense potential for development or expansion, providing a lucrative opportunity for savvy investors.

Immerse yourself in the vibrant energy of Surry Hills while enjoying the privacy and comfort of this exclusive address. Don't miss your chance to secure a slice of inner-city paradise. Land yourself here. The auction is on Sunday, 26 May 2024 unless sold prior.