

# 72A & 72B Victoria Road, Rozelle, NSW 2039

CobdenHayson.

## Sold House

Sunday, 10 March 2024

72A & 72B Victoria Road, Rozelle, NSW 2039

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 139 m2

Type: House



Matthew Hayson  
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Jack Tinworth  
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**\$1,860,000**

A unique prospect at the gateway to the city and Rozelle village, this freehold Mixed Use terrace features a highly flexible 208 sqm internal tri-level layout configured as a commercial premises and private dual level apartment. Capturing wide views over the city and Harbour Bridge from the upper levels, this is a perfect opportunity to live and work at the same premises, secure a premier commercial space or high-yielding investment. A high-spec interior fitout is ideally suited to a design studio, new media suites or creative space in a high exposure setting with rear lane access to parking and the leafy tranquility of O'Connor Reserve. Just two sets of lights to the CBD, this prime city fringe location is 200m to Totti's Rozelle and a short walk down to the newly transformed Rozelle foreshore.- Freehold terrace zoned for mixed commercial/residential use- Sunlit commercial space, reception room and boardroom- Open plan office/studio space leads out to a rear deck - 2 large private bedrooms with built-ins on the upper levels- Oversized living spaces on both ground and first floor- Huge main with a walk-in robe, reverse air and city views- Upper level bed with raked ceilings and a view-swept deck- Skylit gas kitchen with dishwasher, polished floorboards- Open living/dining with reverse cycle air and a private deck- 2 bathrooms and a powder room, wet bar, ceiling fans - Highly adaptable layout suited to a range of commercial uses- Strong income stream or an ideal live/work opportunity - Rear lane access to oversized garaging, 3km trip to the CBD