

# 76 Marshall Street, Surry Hills, NSW 2010



## Sold House

Thursday, 12 October 2023

76 Marshall Street, Surry Hills, NSW 2010

Bedrooms: 3

Bathrooms: 2

Type: House



Peter Ozerskis  
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James Holt  
1300798687

**\$1,696,000**

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. 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.