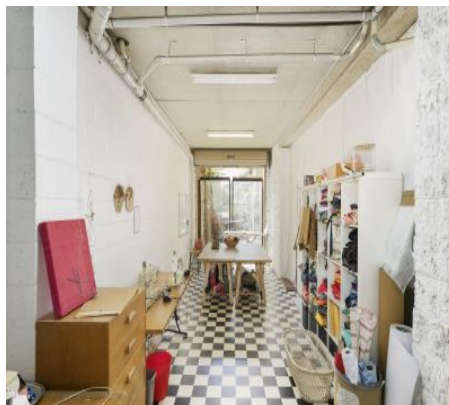


# Rozelle

## 43 Merton Street



### Substantial building on 280sqm in heart of Rozelle

A unique investment opportunity or space to live, work and create, this substantial freestanding property offers incredible versatility in the cosmopolitan heart of Rozelle village. Be inspired by the dramatic sense of space, highly adaptable two-storey layout and lush gardens and explore the potential to reconfigure as a high-end residential property, dual occupancy residence or commercial space (existing commercial tenants in place).

- Landmark freehold property, tightly held village setting
- Residential zoning with existing commercial usage rights
- Currently used as a children's art centre and Pilates studio
- Ideal gallery/studio or highly unique inner city residence
- Established NE facing gardens, terrace with CBD outlook
- 280sqm land, loads of natural light, soaring ceilings
- Endless creative possibilities, home + income, live/work

3	2	2

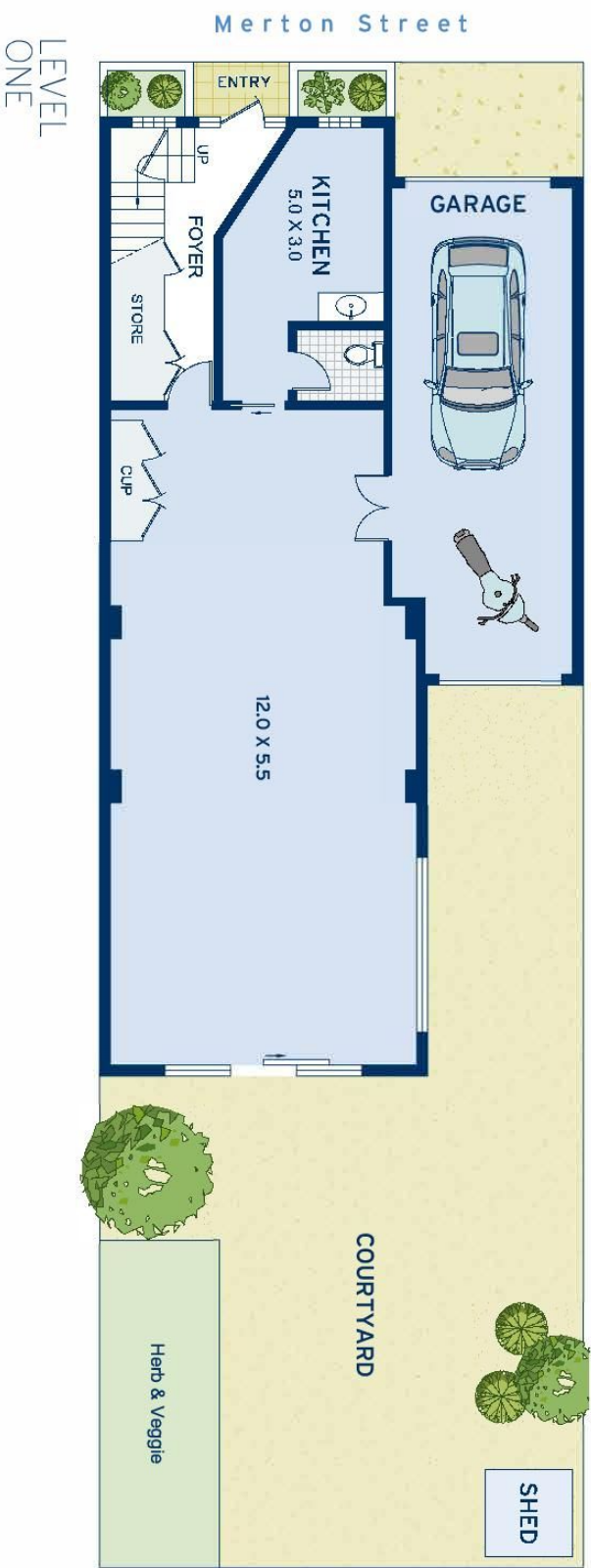
### ADDITIONAL DETAIL

Council Rates	\$8,606/year (approx)
Water Rates	\$782/year (approx)
Type	House
Sold Date	22/03/2018
Land	280 Square Metres

\$2.315m

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APPROXIMATE AREAS	
Level 1 (LUG & Cyard)	250sqm
Level 2 (Terrace)	125sqm
Total	375sqm
Land Size	280sqm
OUTGOINGS	
Council Rates	\$8606 pa
Water Rates	\$783 pa



**Rozelle**  
43 Merton Street

DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, Balmain Real Estate Pty Ltd and/or Balmain Estate Agency Pty Ltd (trading as Cobden & Hayson Balmain), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

cobden & hayson