

## Darlinghurst, 95 Crown Street

### Prime Mixed-Use Terrace in Darlinghurst: A Versatile Gem Awaits

Discover the epitome of urban living at 95 Crown St, Darlinghurst —an exquisite mixed-use terrace poised to redefine your lifestyle and investment aspirations. Perfectly positioned between the pulsating arteries of William Street and Stanley Street, this versatile property offers an unparalleled array of possibilities, whether you seek a luxurious home, a strategic business locale, or a savvy investment opportunity.

#### Key Features:

**Flexible Usage Rights:** With a strategic blend of residential, commercial, and development potentials, this property offers a myriad of options to suit your needs.

**Spacious Accommodation:** Boasting 4 bedrooms and 3.5 bathrooms, alongside 3 separate, fully self-contained apartments, this residence ensures ample space for

4 3 2

#### For Sale

\$2,508,000 SOLD AT AUCTION

#### View

[ljhooker.com.au/1V5HYY](http://ljhooker.com.au/1V5HYY)

#### Contact

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comfortable living or profitable leasing arrangements.

**Convenience of Rear Lane Access:** Accessible via Crown Lane, enjoy the convenience of a lock-up, three-level garage/studio accommodating two medium-sized cars in tandem style, offering both security and ease of access.

**Aesthetic Appeal:** Immerse yourself in the charm of high ceilings, polished concrete floors, and abundant storage solutions, all accentuating the property's contemporary allure.

**Entertainment Delight:** Ascend to the fully self-contained studio atop the garage, where a magnificent rooftop terrace awaits, offering breathtaking vistas of the city skyline —an ideal setting for entertaining guests or unwinding in style.

**Prominent Locale:** Indulge in the vibrant ambiance of Darlinghurst, with renowned cafes, eateries, and recreational amenities at your doorstep. Additionally, enjoy a leisurely stroll to Hyde Park, the CBD, and Cook and Phillip Park and Aquatic Centre.

#### Property Details:

Land Size: 127.50sqm

Floor Space Ratio (FSR): 3:1

Zoning: B4 Mixed Use

Maximum Height Limit: 22 metres

Current Gross Income: \$85,280.00

Lease Terms: Month to Month

Current Configuration: 2 self-contained apartments & separately leased garage

Combined Income: \$1,640.00 per week

Your Vision, Our Opportunity:

Seize the chance to make this exceptional property yours. Whether you're a discerning homeowner, a savvy entrepreneur, or an astute investor, 95 Crown St promises to exceed your expectations, offering unparalleled versatility, convenience, and potential for growth. Embrace the essence of urban sophistication —schedule your viewing today and unlock the possibilities that await at this coveted Darlinghurst address.



## More About this Property

Property ID	1V5HYY
Property Type	Terrace
House Size	200 m <sup>2</sup>
Land Area	130 m <sup>2</sup>
Including	Air Conditioning Toilets (4)

### Mark Matthews 0403 731 248

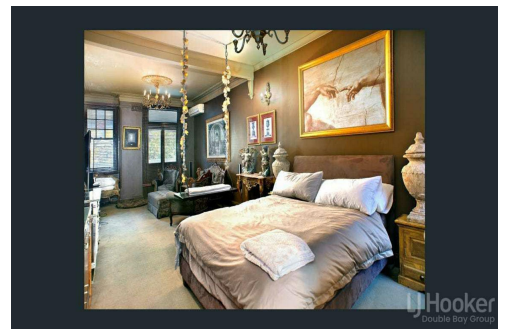
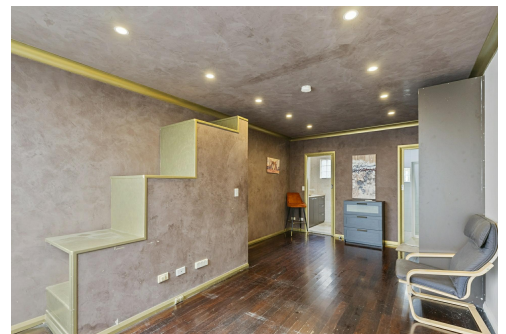
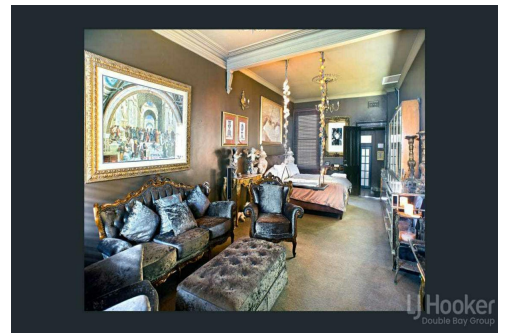
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