STONE

16 Kensington Road Summer Hill, NSW

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A unicorn property DA approved for 6 BR 5 BTH and 2 PKG. A freestanding victorian terrace style home with a massive sunny garden and room to grow.

This unicorn property has features so unique it seems impossible that it exists. A charming renovated Victorian terrace style house that is freestanding, with a garden so large it can fit a lap pool along with 2 DA Approved dwellings. Ideal for multigenerational living, extra income or added luxury. Perfect as is, with the peace of mind that an approved DA offers for future growth.

- Approved for 2 dwellings with complete privacy set in sunny tranquil gardens
- DA currently in place includes 6 bedrooms, 5 bathrooms and double parking
- Period features with soaring ceilings, fireplaces, rosettes & lacework
- Chef's kitchen with European Bertazzoni La Germania and iLve appliances
- Stunning mid-century bathroom lovingly retrofitted for modern luxury
- Close to the city, in the vibrant inner west, located on a wide, quiet treelined street
- Well connected to city and the rest of Sydney with nearby motorway access
- Close to trains, buses, light rail and the Bay Run for open spaces and cycling

Price: For Sale: $3,250,000
Council Rates: $573.00 p/q
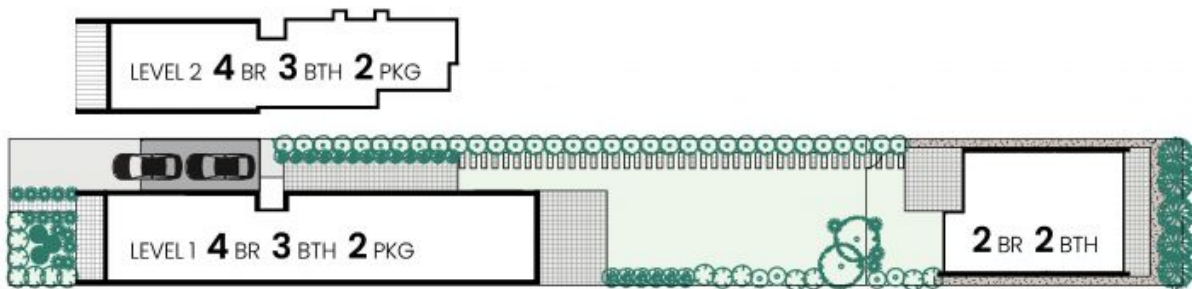**Water Rates:** $246.00 p/q

Ian Dawson
0452 640 338

Adrian Vassallo
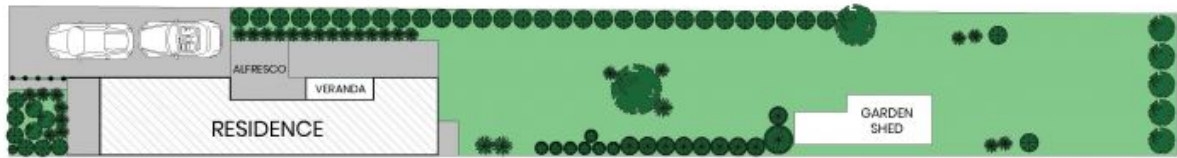0406 484 994

DA APPROVED SITE PLAN 16 Kensington Road Summer Hill

LEVEL 2 **4** BR **3** BTH **2** PKG

LEVEL 1 **4** BR **3** BTH **2** PKG

2 BR **2** BTH

CONTACT IAN DAWSON FOR FULL APPROVED DA PLANS

DA Variation concept floorplans and mood boards are also available.

Speak with Ian and let him know more about what you
are wanting to achieve so he can put a personalised
package together for you.

16 Kensington Road
Summer Hill

STONE

Site Plan

ALFRESCO
VERANDA
RESIDENCE
GARDEN SHED

Ground Floor

ALFRESCO

VERANDA

LIVING
3.4 x 3.8M

DINING
4.4 x 3.6M

KITCHEN
3.2 x 4M

PANTRY

BATH

BEDROOM
4.4 x 3.8M

First Floor

BEDROOM
4.4 x 3.8M

BEDROOM
3.5 x 3.6M

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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.