



A boom style terrace on the edge of the CBD with a bluestone basement

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1 Drummond Street, Carlton, Vic 3053

Floor Area: 210 m²

Land Area: 188.00 m² (approx)

Property Description

- **Invest now, occupy later**
- **Rental return of approx. \$64k**
- **Outstanding city-fringe opportunity**

1 Drummond St is part of Melbournia Terrace which was erected in 1876 by Woolf Davis and designed by well known architect Norman Hitchcock. Davis occupied the largest of the terraces at No. 1 Drummond St. which still commands a high profile city-fringe position on the corner of Victoria Street. This spacious residence is a fascinating piece of Melbourne's early history it was used for a time as a synagogue and a sucooh booth.

A striking Victorian terrace with flexible Mixed Use zoning, it is immaculately kept throughout. The multi-level layout is currently configured with nine principle rooms, but could be easily returned to its original floorplan as a residence (STCA). These include a spacious living/dining area with an integrated modern kitchen, offering SMEG gas appliances, eight large bedrooms, plus three bathrooms, a powder room, two laundries and a private courtyard. Key features include a wide arched entrance, soaring ceilings, ornate marble fireplaces and a lattice balcony overlooking the city. Add to this a well ventilated blue stone basement, with its own entrance (currently used as a bedroom). Renovation to a grand family home is limited only by ones imagination.

This unique property enjoys marvellous exposure in a coveted location close to vibrant Lygon Street, Carlton Gardens, Melbourne University and RMIT. It ...

Sold

Contact Agent

Sold: Fri 18-Mar-22

Additional Details

Zoning

Mixed Use

Nelson Alexander
COMMERCIAL

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