



8 Premier Street Kogarah, NSW

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## Grand terrace in heart of Kogarah CBD

A rare and exciting opportunity to restore a fine Victorian terrace to its former grandeur has arisen in the heart of Kogarah CBD.

Poised at the end of its row, with one side freestanding, the residence is in un-renovated condition, with solid bones and generous proportions. Add some TLC and be rewarded by a truly special, character-rich home in an unbeatable location.

Rear lane access to a lock-up garage enhances its appeal, while a good-sized north-facing courtyard, complete with pool, makes this a particularly unique offering.

The prime position provides a selection of cafes, restaurants and grocers virtually on the doorstep, with Kogarah Station a mere three-minute stroll away. Schools, health infrastructure and major employers are within easy reach, all just 2km from the beach and 12km from the city.

- Double-brick Victorian terrace with one side freestanding

**Inspect:**

Saturday, 19th October 2024 9:30 - 10:00

**Price:**

FOR SALE | \$1,290,000



**Sam Abbas**

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**Melanie Marques**

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8 Premier Street  
Kogarah



First Floor



Ground Floor



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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STONE



Site Plan



First Floor



Ground Floor

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.

