

# 12/21 Duxford Street, Paddington, NSW 2021



NEXT

## Sold Studio

Wednesday, 16 August 2023

12/21 Duxford Street, Paddington, NSW 2021

**Bathrooms: 1**

**Parkings: 1**

**Type: Studio**



Evgeni Tchoudnovski

**\$635,000**

With Fiveways lively cafe hub just around the corner, this bright and airy security studio apartment offers a perfect entry to the Paddington market or a top investment opportunity. Capturing leafy district views over the rooftops from its first-floor setting, the neat and tidy studio apartment is located in a quiet neighbourhood enclave close to Woollahra village and an easy 3km commute into the city. Fresh paint and carpeting make it move-in ready with scope to add your touches with a cosmetic revamp capitalising on its fashionable village address.- 34sqm security apartment in a sought-after lifestyle hub- Floor-to-ceiling glass with plenty of natural light opens to a balcony- Spacious built-in robes- Well-kept paint & carpet- Well-kept ensuite-style bathroom- Spacious kitchen and ample storage- Undercover car space- Lift in the complex- Well-presented interiors with the potential to enhance/add value- A perfect low-maintenance Paddington pad or investment- 150m to Fiveways cafes, restaurants and gourmet delis- Walk to Oxford Street's premier shopping and entertainmentOutgoings:- Water \$163.00pq- Council \$355.00pq- Strata \$981.80pq- Currently tenanted till April 2024. Paying \$550.00 per week