

# 13 Cooper Street, Paddington, NSW 2021



## House For Sale

Tuesday, 13 February 2024

13 Cooper Street, Paddington, NSW 2021

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



MARK LOWE

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## Auction | March 9th, 10:30am

Exuding character charm and timeless elegance, this classic terrace offers fresh and generous interiors and is perfect to move straight into but has outstanding potential to be so much more. Freshly painted and brimming with natural light, it features gorgeous formal lounge and dining areas enhanced by soaring ornate ceilings, original timber floorboards and preserved fireplaces. There is a streamlined kitchen equipped with an electric cooktop, Miele stainless steel appliances, a breakfast bar and ample cupboard storage, while interiors spill out to an oversized wraparound courtyard, perfect for entertaining. Upper-level accommodation comprises three well-proportioned bedrooms, two of which are appointed with built-in wardrobes and the main bedroom features French doors opening to a north facing iron-lace balcony overlooking the leafy streetscape. Further highlights include a study, a full-sized spa bathroom with a separate w/c, a guest powder room, an internal laundry and rear access via Cooper Lane to secure off-street parking. The possibilities are plentiful for buyers looking to capitalise on a potential-packed traditional terrace that's exceptionally located a stroll to cosmopolitan Five Ways shopping and dining precinct, gastro-pubs, boutiques, buses and the Royal Hospital For Women Park. - 3 bed, 1.5 bath, 1 car - Generous proportions with elegant formal lounge and dining - Streamlined kitchen, s/steel electric cooktop, Miele oven - Adjoining casual dining with breakfast bar, ample storage - Oversized sun bathed courtyard perfect for entertaining - Upper-level bedrooms, two appointed with built-in robes - Main with French doors to balcony overlooking streetscape - Bedrooms with ceiling fans, third bed with split-cycle a/c - Full-sized spa bathroom, separate w/c, plentiful storage - Study, lower-level guest powder room, internal laundry - Soaring ornate ceilings, preserved fireplaces, gas bayonet - Freshly painted throughout, original polished timber floors - Side access via kitchen to side courtyard, storage room - Ready to enjoy as is with scope to further enhance (STCA) - Rear access via Cooper Lane to secure off-street parking - Stroll to cosmopolitan Five Ways, shops, grocers, cafés - Walk to Royal Hospital For Women Park, buses, gastro-pubs