

# 22/1-3 Brodie Street, Paddington, NSW 2021

PPD REAL ESTATE

## Sold Apartment

Saturday, 16 September 2023

22/1-3 Brodie Street, Paddington, NSW 2021

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 48 m<sup>2</sup>

Type: Apartment



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**\$1,675,000**

A prized top floor setting, enormous rooftop terrace and expansive views that stretch over Paddington to the boat-filled harbour give this oversized one-bedroom apartment a winning edge. In a tucked-away setting just off Oxford Street, the streamlined designer apartment is perfect for the professional buyer, downsizer or investor with easy level lift access to secure undercover parking and Paddington's vibrant arts, fashion and dining culture. A 75sqm rooftop terrace overlooks the Paddington Barracks with far-reaching views out to Botany Bay and a big sky outlook and magic sunsets making it a perfect space for entertaining on a grand or intimate scale. Part of the acclaimed Paddington Green lifestyle complex, this bright and airy apartment offers potential to extend the living space or create an extra bedroom (subject to approvals).- A prestige security block of only 22- Marble lift foyer and video intercom- Peaceful and private top floor setting- Recently renovated, quality finishes- Double bedroom with built-in robes- Balcony with views out to the harbour- Glass fronted open plan living/dining- 75sqm rooftop entertainer's terrace- Panoramic views to Rushcutters Bay- Euro-appointed granite gas kitchen- Daikin reverse cycle air, gas heating- Fresh bathroom, marble-topped vanity- Scope to extend the living space STCA- Secure parking with level lift access- 3km to the CBD, stroll to transport- Located opposite Paddington Barracks- 200m to RHW Park, walk to Five Ways- Cafes, shops and galleries at the door- Low-maintenance city pad or investment