

25/13-21 Abercrombie Street, Chippendale, NSW 2008

kellys

Unit For Sale

Saturday, 18 May 2024

25/13-21 Abercrombie Street, Chippendale, NSW 2008

Bedrooms: 1

Bathrooms: 1

Area: 40 m2

Type: Unit



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Auction | Contact Agent

Warehouse style meets urban sophistication, this spacious one-bedroom apartment is nestled in Chippendale's vibrant creative district. Situated in the iconic Blackfriars Green development, it boasts a laneway entrance leading to a gated European-style courtyard. Located between Victoria Park and UTS in a rapidly evolving area brimming with renowned galleries, design studios, and cafes, this property is positioned in a lively precinct, offering exceptional walkability with Chippendale Green nearby and Central Park Mall just 300m away. As well as being a university enclave, Chippendale is a foodie's haven with a fantastic line-up of eateries from fine dining at Ester to street eats at Spice Alley with small bars and cafes on every corner. Features: • European-inspired gated common area • Secure block of 26 with level access • Ground floor location with private courtyard • Double bedroom with built-in wardrobes and quality double glazed windows • Streamlined stone-topped gas kitchen with a dishwasher space • Neat bathroom, separate internal laundry, fitted blinds • Cafes and eateries all around, 250m to Chippendale Green • Close to Sydney Uni, Broadway's retail hub and RPA Hospital • 2km to the CBD, 800m to Victoria Park and the open-air pool • Strong rental demand, walking distance to Sydney University and UTS • Unit Size: 40 sqm • Water Rates: \$175 pq • Council Rates: \$255 pq • Strata Rates: \$803 pq • Potential Rental: \$600-\$690 pw • Figures are approximate only