

# 25 Cambridge Street, Paddington, NSW 2021

**McGrath**

## Terrace For Sale

Tuesday, 30 April 2024

25 Cambridge Street, Paddington, NSW 2021

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 160 m2**

**Type: Terrace**



Georgia Cleary

## AUCTION

Tastefully appointed and presented in immaculate condition, this striking Victorian terrace offers a sophisticated family home ideal for those seeking easy maintenance living in a highly prized Paddington address. It features a classic period facade, a generous dual-level layout and a private rear courtyard that has garage access from Cambridge Lane.-Immaculate period façade displaying a classic lacework terrace-Large formal rooms with separate areas for lounge and dining -Featuring original fireplaces, high ceilings and timber floors-Renovated gas kitchen fitted with stylish Miele appliances-A separate casual living space that flows easily to the outside-Sunlit back courtyard and an easy maintenance alfresco space-An auto lock-up garage with rear access from Cambridge Lane -Upstairs bedrooms include a large main with traditional balcony-Extra downstairs WC, second balcony and plenty of storage-Easy access to Five Ways café scene and local restaurantsCo-Agent-Tim Pockley Pockley & Roderick Estate Agents0402 913 225tim@pockleyroderick.com.auCouncil Rates: \$588.01PqWater Rates: \$337.51 PqInternal areas-Lower Ground 22 m2Ground Floor 70 m2First Floor 57 m2Balconies 10 m2Total 159m2 approxLand Size 160m2 approx