

# 25 Dudley Street, Paddington, NSW 2021

PPD REAL ESTATE

## Sold House

Wednesday, 14 February 2024

25 Dudley Street, Paddington, NSW 2021

Bedrooms: 2

Bathrooms: 1

Type: House



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**\$2,270,000**

There's a sweet simplicity and airy open feel in this gorgeous terrace in the fashionable heart of the village with William Street's acclaimed boutique shopping and small bar scene around the corner. Facing north and bathed in sunshine, the c1900 terrace forms part of one of Paddington's most picturesque Victorian streetscapes in a quiet cul-de-sac offering a walk-everywhere lifestyle, footsteps to everything from designer stores and ateliers to intimate wine bars and English-style pubs. A two-storey layout features whole-floor living space with exposed brick walls and polished timber floors bringing a welcoming feel while a deep courtyard offers a perfect setting for entertaining. Move straight in or explore the potential to extend in line with neighbouring homes (STCA) and enjoy a cosmopolitan lifestyle just 270m to the Paddo Inn and 500m to Five Ways. - ? A perfect entry to the Paddo market - ? Move in ready, scope to extend STCA - ? High side of the street, north facing - ? Free-flowing living and dining space - ? Skylit kitchen, subway tile splashback - ? 2 upstairs bedrooms with built-ins - ? Main bed opens to a sunny balcony - ? Tidy bathroom and a separate laundry - ? Pretty facade, artisan-tiled entry - ? Polished floorboards, exposed brickwork - ? 30sqm approx entertainer's courtyard - ? Stroll to celebrated shopping and dining - ? Footsteps to Alimentari and 10 William - ? 850m to the gates to Centennial Park - ? Easy access to the city and Bondi Beach