

# 31 Norfolk Street, Paddington, NSW 2021

## House For Sale

Tuesday, 30 April 2024



31 Norfolk Street, Paddington, NSW 2021

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**



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## **Auction Onsite | Saturday May 25th, 1:30pm**

A rare and exciting opportunity exists to acquire a unique terrace in a desirable Paddington pocket, offering outstanding potential for numerous business, creative or residential endeavours. The c1890s corner terrace, its side open to the north and bathed in all day sunshine currently comprises a successful business at the street level enjoying excellent exposure, while the adjoining multi-level residence offers generous proportions, tastefully renovated additions and timeless period fixtures. Wonderfully versatile and enhanced by soaring ceilings, the main residence currently consists of two bedrooms, both of which are appointed with built-in wardrobes. There is a gourmet kitchen with premium Smeg appliances which adjoins a large living area offering plenty of space to entertain with French doors opening to a deep undercover balcony with sweeping leafy/district outlooks. There is an additional oversized living area on the ground floor looking out to the exterior courtyard. The creative commercial space is a light-filled open plan environment with built-in shelving for storage and has its own kitchenette and bathroom. Previous DA approved uses include interior design studios, fashion shops, a footwear store plus head office, an art gallery and a pilates studio. Further highlights include a large sun washed courtyard, a laundry, underhouse storage and rear lane access with scope for parking. This outstanding property is ready to enjoy as is, while presenting superb potential to rent out the separate business and reside in the multi-level property or extend/renovate or recreate one incredible family masterpiece (STCA). Explore the potential to capitalise on its highly sought-after location, within a stroll of buzzing Five Ways, village shops, grocers, boutiques and eateries, while moments to Trumper Park, Glenmore Road Public School, Oxford Street and boasting rapid access to the CBD. - Separate commercial space with kitchenette and bathroom - Generous proportions w/ soaring ceilings and abundant light - Gourmet kitchen, Smeg electric cooktop, range, dishwasher - French doors open to a deep balcony awash with sunshine - NE facing sun washed courtyard perfect for entertaining - Oversized master bedroom with gorgeous leafy outlook - Both bedrooms are appointed with built-in wardrobes - Second loft-style bedroom features exposed brick walls - Plantation shutters, timber floorboards, external laundry - Bright and airy bathroom with combined bath and shower - Reside in main residence and rent out lower shop/business - Potential to recreate/renovate dream family home (STCA) - Rear lane access with superb potential for parking (STCA) - Stroll to Five Ways, shops, boutiques, grocers, eateries - Walk to Glenmore Road Public School, buses, Trumper Park