

# 37 Iris Street, Paddington, NSW 2021

PPD REAL ESTATE

## House For Sale

Thursday, 18 April 2024

37 Iris Street, Paddington, NSW 2021

Bedrooms: 2

Bathrooms: 2

Type: House



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## Guide \$1,850,000

Victorian charm meets urban style in this classic two-storey terrace to deliver a stylish low-maintenance home in the heart of Paddington's arts and entertainment hub. Set in a leafy enclave between the buzz of Oxford Street and the green open spaces of Moore Park, the two-bedroom terrace is perfect for those looking to upgrade from an apartment in a top spot just 800m to Crown Street's dining scene and a quick trip into the city. Freshly schemed interiors are designed for relaxed living with whole-floor living space opening out to an entertainer's courtyard and the upper level featuring two double bedrooms including one with an ensuite and one with a charming iron lace balcony. Enjoy the relaxed ambiance of its village-like setting, a level stroll to acres of parkland or explore the world of arts, fashion and entertainment at the doorstep. - Fully renovated terrace built c1900 - Quiet spot on a leafy one-way street - Polished Blackbutt floors, clean lines - 2 double bedrooms with built-in robes - Main with a leafy outlook and ensuite - 2nd with French doors to a balcony - Stylish kitchen with stone benchtops - Miele appliances and a gas cooktop - Fluid open plan living and dining - Bi-fold doors to a walled courtyard - Skylit main bathroom with a bath - Separate laundry, rear lane access - 300m to Moore Park's open spaces - Stroll to cafes, cinemas and restaurants