

47 Windsor Street, Paddington, NSW 2021

House For Sale

Wednesday, 12 June 2024

47 Windsor Street, Paddington, NSW 2021

Bedrooms: 4

Bathrooms: 2

Area: 195 m2

Type: House



Ben Collier
0414646476



Peter Perry
0437661193

Contact Agent

Discover an iconic Paddington building located on a sun-soaked north-eastern corner block, boasting a prestigious address, and awaiting contemporary residential reinvention. This majestic property, nestled into the cul-de-sac end of Windsor Street, sits on a 195sqm parcel, ideally positioned between Five Ways and Woollahra Village. This is a rare opportunity to own a piece of Sydney's culinary history, situated on a landmark corner parcel in a prized Paddington cul-de-sac with a net lettable area of approximately 280sqm. It is in the heart of Paddington, just a short stroll to Oxford Street and its vibrant offerings and is currently leased to the renowned Civico 47 Italian restaurant on a triple net lease for 3 years with 4% annual increases and strong security. The property features an iconic three-street frontage terrace with an expansive shop front. Zoned R2 residential, it offers boundless opportunities to hold as an investment, future owner-occupy, or convert to a grand residential home. The building has been completely refurbished to a high standard, maintaining its exquisite quintessential facade with an iron lace balcony, lofty ceilings, timber floorboards, curved wall details, and a fireplace. Spanning two light-filled levels with high ceilings, it comprises approximately 200sqm on the ground floor and 80sqm on the first floor. This is an excellent opportunity for adaptive reuse of the original building, with the potential to incorporate parking (subject to council approval). Surrounded by local cafes, restaurants, and boutique shopping, the property ensures a vibrant and desirable lifestyle. Home to the former Lucio's restaurant, now Civico 47, it joins the ranks of Paddington institutions such as Fred's, Barbetta, and Alimentari. Situated on one of Paddington's best streets, this property represents an unparalleled opportunity to secure an iconic slice of Paddington with exceptional potential for residential reinvention. Don't miss out on this unique chance to invest in one of Sydney's most sought-after locales.

- Iconic Paddington building with residential reinvention potential
- Located on a sun-soaked north-eastern corner block
- Approx 195sqm of land and approx. 280sqm of net lettable area
- Leased to Civico 47 Italian restaurant on a triple net lease for 3 years with 4% annual increases and strong security
- Three-street frontage terrace with an expansive shop front
- Zoned R2 residential
- Options to hold as an investment, future owner-occupy, or convert to a grand residential home
- Completely refurbished to a high standard, maintaining an exquisite facade
- Potential to incorporate parking (subject to council approval)
- Surrounded by local cafes, restaurants, and boutique shopping
- Situated on one of Paddington's best streets

For more details or to arrange a viewing, please contact IB Property or The Agency.