

# 52 Brown Street, Paddington, NSW 2021

PPD REAL ESTATE

## House For Sale

Wednesday, 16 August 2023

52 Brown Street, Paddington, NSW 2021

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 100 m<sup>2</sup>

Type: House



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## Contact Agent

Timeless Victorian charm combines with tasteful updates in this classic terrace with rear lane access to an oversized lock-up garage a massive bonus in this fashionable city fringe precinct. Forming part of an elegant row between Five Ways and the urban buzz of Darlington, the three-storey home is ideal for the urbanite with a sunny entertainer's terrace overlooking the heritage rooftops and easy access via the Cutler Footway to Victoria Street's celebrated dining scene. With a deli just across the street and dog-friendly RHW Park around the corner, this connected pocket of Paddington offers a lifestyle of easy convenience just 750m to the leafy serenity of Rushcutters Bay Park and a quick trip into the city. Walk up Glenmore Road to The Intersection's high-end fashion hub and Oxford Street's arthouse cinemas or down to the cafes and cocktail lounges at Five Ways.

- Renovated 1890s Victorian terrace - DA Approved plans to extend and add third bedroom
- Wide entry hall, Brushbox floorboards
- 2 private bedrooms with built-ins
- King-sized main bed with a fireplace
- Lacework balcony with a leafy outlook
- Dining room with an original fireplace
- Living with a Jetmaster gas fireplace
- Skylit sitting room with hideaway study
- French doors to a north facing deck
- Sun-filled Caesarstone gas kitchen
- Tumbled marble splashback, dishwasher
- NE facing terrace with festoon lighting
- Luxurious bathroom, marble vanity
- Freestanding bath and separate shower
- Laundry room with additional W.C.
- 400m to Five Ways, mins to the city