

# 72 Elizabeth Street, Paddington, NSW 2021



## Sold House

Wednesday, 21 February 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Area: 189 m2**

**Type: House**



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## Contact agent

This charming semi boasts a truly unique position, backing onto Soudan Reserve Playground and lovingly owned by the same family for over 30 years. Nestled between Woollahra Queen St Village and Paddington Five Ways it's just a ten-minute walk to Edgecliff Station. Quietly positioned at the tightly-held, leafy end of Elizabeth Street. Warm and inviting and exuding timeless period appeal, it features generous proportions offering separate living and dining areas enhanced by soaring ornate ceilings, timber floorboards and preserved fireplaces. A modern renovated eat-in kitchen serves as the social heart of the home, while opening to a huge sun washed entertainers' deck and a deep courtyard amid beautiful established gardens. Freestanding to the north, it is placed a stroll to gastro-pubs and galleries, shops and cafés and moments to quality schools.

- Generous proportions with separate living and dining areas, 3.5m ceiling heights
- Stone eat-in kitchen, gas cooktop, integrated dishwasher
- Superb sunny entertainment deck and deep private courtyard
- Upper-level bedrooms, two appointed with built-in wardrobes
- Main and rear bedroom enjoy access to private sunlit balconies
- Chic tiled bathrooms, main with combined bath and shower
- Timber floors, high ornate ceilings, preserved fireplaces, wine cellar/storage
- Large attic space, potential third story (STCA), natural light
- Gorgeous established gardens, freestanding to the north side
- Steps to Soudan Street Playground, stroll to Trumper Park
- Stroll to gastro-pubs, galleries, shops, cafés, city buses