

406/117 Kippax Street, Surry Hills, NSW, 2010



Apartment For Sale

Friday, 9 August 2024

406/117 Kippax Street, Surry Hills, NSW, 2010

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

Authentic Warehouse In The Prestigious No. 1 Lacey

Impressive for its exceptionally generous interiors showcasing the signature design excellence of leading architect Iain Halliday of BKH, this magnificent apartment spans 2 spacious levels with expansive rooms, soaring 3.2 metre high ceilings, European Oak herringbone floors and premium quality finishes.

A handsome heritage warehouse conversion of luxury apartments with sophisticated contemporary design, meticulous craftsmanship and secure basement parking. It is positioned on the vibrant city fringe moments to cafes, cool bars, popular restaurants, Central train station and Hyde Park.

☒ European Oak herringbone parquet floors throughout

☒ Two oversized bedrooms with ample wardrobes and master features, huge ensuite with separate shower and bath

☒ 129sqm Internal Area with secure parking for 1 car + 1 separate 6sqm motorcycle parking and 9sqm oversized storage

☒ Located on the top floor of the heritage component which features expansive arched windows beaming in sunlight

☒ Home sized utility room/ laundry / storage

☒ BKH designed, renowned for their refined and innovative take on heritage redevelopments and luxury finishes

☒ Designed to evoke the grandeur and aesthetic of a Parisian apartment with panel detail, high ceilings and exposed beams

☒ 8 minute walk to Central Station, and 15 minutes by car to the airport

OUTGOINGS:

- Council rates: \$282.80 p/q

- Strata levies: \$1,934 p/q

Download Strata Report here:

<https://www.dropbox.com/scl/fi/5iqsf38uh4mbz7azmbdnl/240513-Lacey-Strata-Report.pdf?rlkey=pzi76n9somvewz7x2n2v7fd1s&e=1&dl=0>