

Lot 3/110-114 Kent Street, Sydney, NSW 2000



Apartment For Sale

Thursday, 9 May 2024

Lot 3/110-114 Kent Street, Sydney, NSW 2000

Bedrooms: 2

Bathrooms: 1

Area: 110 m2

Type: Apartment



PATRICK COSGROVE
0459837614



BAYLEY WEBSTER
0477767664

Auction

Perched at the entrance to central Barangaroo, this exciting offering is situated in the heart of Sydney's historic Rocks/Millers Point precincts, offering incredible business and investment prospects. The position of this property is truly unique - it's set opposite the prestigious Langham Hotel and next to the historic Agar Steps, providing direct access to Observatory Hill and its beautiful parklands, commanding arguably Sydney's best harbour views. The ground floor of the property consists of a retail shop front, currently a sandwich deli popular with locals, as well as a large commercial kitchen. The second and top floors consist of a living room, separate kitchen, study and one bedroom, all benefitting from a sun filled northerly aspect. The retail/shopfront and residence are separate, providing lucrative scope for business leases, residential tenancy and short term holiday rental. Solid timber floorboards and high ceilings deliver classic appeal, while the rooftop terrace captures picturesque views incorporating the sparkling harbour scene and iconic heritage streetscape. Garnering strong rental yields in one of Sydney's most highly sought-after positions, the opportunities are endless to capitalise on this prime parcel, with an array of world-class attractions just moments from the doorstep. Directly connected to the CBD, it's strolling distance from the cafes and fine dining of Barangaroo and The Rocks, new waterfront parklands, historic pubs, The Crown Casino and Barangaroo's future metro station, as well as thriving Circular Quay.

- 1 bed | 1 bath
- Prime retail/residential premises in the heart of Millers Point
- Unique opportunity with highly lucrative business prospects
- Perched at the entrance to the central Barangaroo precinct
- Opposite prestigious Langham Hotel and next to Agar Steps
- Stairs lead to the harbour view parklands of Observatory Hill
- Ground floor consists of retail premises and commercial kitchen
- Separate dwelling with one bedroom, a bathroom, study and lounge
- Rooftop terrace with picturesque harbour and streetscape views
- Well presented interiors ready for tenants to move straight in
- Enjoys plenty of natural light from the sunny northerly aspect
- Lucrative scope for business leases/short term holiday rental
- Classic appeal with solid timber floorboards and high ceilings
- Strong rental yields in one of Sydney's most iconic locations
- World-class attractions just moments from the doorstep
- Stroll to cafes/fine dining at the Rocks and Barangaroo
- Surrounded by waterfront parklands and historic local pubs
- Short walk to Circular Quay and future Barangaroo Metro
- Exceedingly rare opportunity to acquire prime retail premises