

158-158a & 33 Seymour Place, Paddington

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## Description

158-158a Flinders Street & 33 Seymour Place, Paddington Beautifully preserved, charming character boutique block of 4 apartments, showroom/retail shop 'CORIO' Circa 1920's plus lock up garage Step back in time with this magnificent boutique block spanning over 2 levels, featuring two street frontage via Flinder's Street & Seymour Place. Accommodating: 3 x 1 bedroom apartments 1 x 2 bedroom apartment 1 x showroom/retail shop 1 x Large brick lockup garage Via Seymour Place Each apartment enjoys classic character features throughout, including polished timber floors, high ornate ceilings, cedar doors and picture rails, the general condition of the block has been well maintained, each apartment has internal laundry facilities. All apartments are consistently fully leased and showing strong proven rental returns. 33 Seymour Place, Paddington Apartment 1. Ground floor 1 bedroom rented for \$525.00 p/w - Expired Lease Enjoys classic character features & exclusive tranquil garden courtyard. Apartment 2. Ground floor 1 bedroom rented for \$525.00 p/w - 1 year lease 01/02/2017 - 30/01/2018 Includes character features throughout & sunny garden courtyard. Apartment 3. First floor 1 bedroom rented for \$525.00 p/w - Expired Lease Features period features throughout and sunny East facing veranda. Lock Up Garage. \$100.00 p/w - Lease 10/02/2017 - 11/05/2017 158A Flinders Street, Paddington Apartment 4. First floor 2 bedroom rented for \$780.00 p/w - Lease 06/02/2017 - 08/04/2018 Showcasing impressive period features throughout with beautiful exposed polished cedar timber joinery and stunning polished parquetry timber floors and the classic ambience of yesteryear. Retail shop/showroom. Well exposed ground floor, street access, fully self-contained with toilet and kitchenette. Features soaring ornate ceilings with potential to erect mezzanine level, STCA Retail shop/showroom vacant, potential rent \$500.00 per week Apartments GAR \$127,660 Showroom/retail \$26,000 Combined GAR based on a fully let basis \$153,660 Land size 272 sqm Zoning R1 General Residential (Sydney Local Environment Plan 2012) Dimensions 7.39/7.75 x 35.94/36.83 An outstanding prized solid investment opportunity in highly sought after Paddington, moments from Sydney's premiere sporting arenas and the recreational benefits of Centennial Park enjoying 189 hectares of public parklands. Stroll to Oxford & Crown Street shops and Cafes and the convenience of major transport hubs, 10 minute walk to Central Station and the convenience of the upcoming light rail system all within one's reach. Apartment 1 Includes exclusive garden area Apartment 2 Includes garden Courtyard Apartment 3 Includes Veranda Apartment 4 Beautifully appointment and must be seen to be truly appreciated The shop does not have Rear Pedestrian access. Close to Centennial Parklands and 189 hectares of Public Space Paddington's best voted Cafe "Morris" within 100 meters of this property. Walk to City and Central Station in less than 10 mins.

## Property Details

**Property Address:** 158-158a Flinders Street, Paddington, New South Wales 2021

**Land area:** 272

**Bedroom:** 5

**Bathroom:** 5

**Car Space / Garage:** 1

**Agent's Profile:** [click to view profile](#)

## Agents's Details

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