



# Belle Vue

**5 - 7 OATLEY ROAD, PADDINGTON**



16 Studios



16 Bathrooms



16 Kitchenettes



2 Common Laundries

2 Rare & classic Victorian terraces, operating as a high yielding 16 studio boarding house on two separate titles to be offered in one line.

**D'ETTORRE**  
REAL ESTATE

**McGEES**  
PROPERTY

## 5 - 7 OATLEY ROAD, PADDINGTON

### Property Overview

Walking distance to Sydney's premiere sporting arenas, Centennial Parklands, Oxford Street shops, cafes, eateries & bars with both the iconic Paddington markets & UNSW Arts & Design faculty all close by. 50 metre stroll to the convenience of buses to the CBD, Bondi Junction, Central Train Station & the golden sand beaches of Bondi, Tamarama & Bronte.

- GAR (approximately) \$406,120.00 including GST
- All studios are fully self-contained & furnished
- Majority are generously sized, offering a variety of floorplans
- Each studio accommodates kitchenettes & are fully equipped with fridges, microwaves, electric jug & wall-mounted flat screen TV
- Sold as a going concern with all furnishings & inventory included in the sale
- 2 communal courtyards featuring outdoor furniture & BBQ
- Handy coin-operated laundries in each terrace
- Prized investment location within a popular rental precinct
- Combined land size 316 sqm | FSR: 1.25:1 | Height limit: 9m
- Fully fire compliant

### Property Configuration

- Spread over 2 levels
- 2 triple studios
- 10 double studios
- 4 single studios all fully self-contained

Paddington is one of Sydney's favoured inner-city suburbs for both investors & homebuyers

D'Ettorre Real Estate & McGees Property have formed no opinion as to the truth or falsified the information nor otherwise verified such information. No warranty can be given and interested parties should therefore rely on their own enquiries. Should you require any further assistance please do not hesitate to contact the agent directly.



First Floor



Second Floor

#### Auction Venue.

Cooley Auctions  
6:00pm Tuesday 17th July 2018  
Level 1/29-33 Bay Street,  
Double Bay NSW 2028

#### Inspections.

Thursdays 2:00pm – 2:30pm  
Saturdays 2:00pm – 2:30pm

#### Dominic D'Ettorre

**M** 0411 389 384  
**T** 02 8354 0896  
**E** dominic@dettorre.com.au  
**A** 36 Oxford Street  
Woollahra NSW 2025  
**W** dettorre.com.au

#### John Grujovski

**M** 0418 264 464  
**T** 02 9555 8740  
**E** jgrujovski@bal.mcgees.com.au  
**A** Suite G7, 2 Beattie Street  
Balmain NSW 2041  
**W** mcgees.com.au