

157 Paddington Street Paddington

bedrooms: 3-4 bathrooms: 2 private walled garden

Commanding an enviable position in Paddington's most prestigious street this exquisite grand residence (5.9m frontage approx) showcases contemporary luxury living. Combining spacious indoor entertaining areas with idyllic outdoor private sun drenched walled garden.

- Elegant entrance hall leading to sophisticated open plan living spaces
- Spacious formal living and dining rooms (Jetmaster fireplace) with feature polished Jarrah floorboards
- Caesarstone kitchen with breakfast area, deluxe Smeg 6 burner (gas) top oven, dishwasher & double door Maytag fridge
- Three large bedrooms plus loft style living (4th bedroom), huge built-ins
- French doors leading to sunny balconies off master & 2nd bedrooms
- Two indulgent bathrooms (main with double sinks & designer lighting)
- Separate internal laundry
- Freestanding on one side with side lane access
- High ceilings, restored period features, superb antique crystal chandeliers
- Belgian sisal carpet, plantation shutters, skylights, built-in sound system, alarm system
- Stroll to Queen & Oxford Street boutique shopping, village eateries, Centennial Park, schools & transport

www.suttonplacerealty.com.au

FOR SALE: expressions of interest

inspect: by private appointment

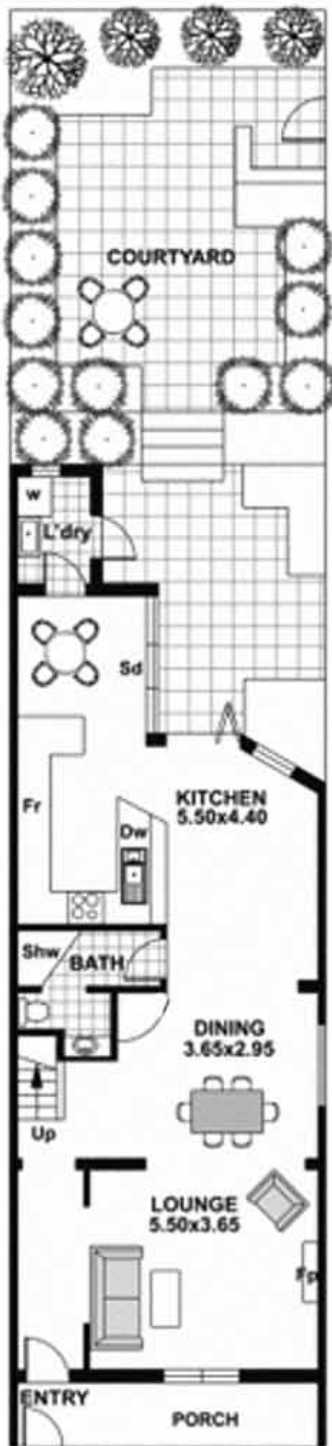
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bespoke property consultants

**157 PADDINGTON ST
PADDINGTON**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Dw	Dishwasher
Fp	Fireplace
Fr	Refrigerator
L'dry	Laundry
w	Washing machine

This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries.

We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.