



## 152 Flinders Street Paddington NSW

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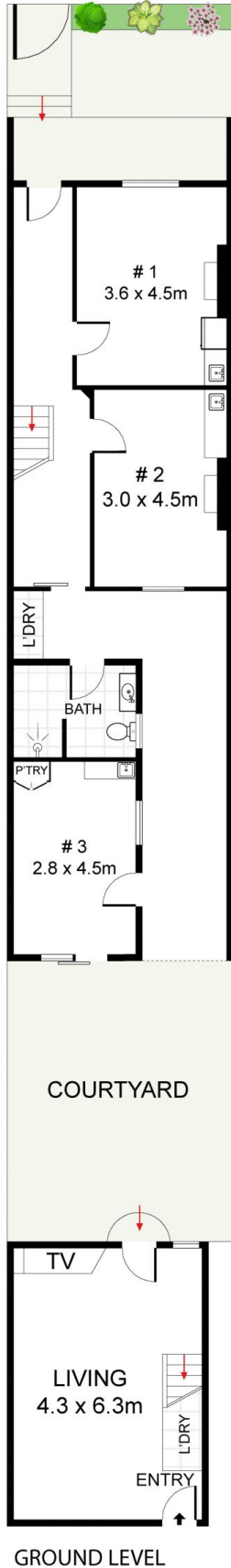
Beautifully appointed, registered 3 level Victorian terrace boarding house Circa 1890's. Located just moments to all that Sydney has to offer including, Sydney's iconic Oxford Street, award winning eateries and bars, Sydney's premiere sporting arena's, Centennial Parklands and University of New South Wales.

**Price** : Forthcoming Auction  
**Land Size** : 181 sqm  
**View** : <https://www.trueproperty.com.au/sale/nsw/eastern-suburbs/paddington/residential/house/6756234>

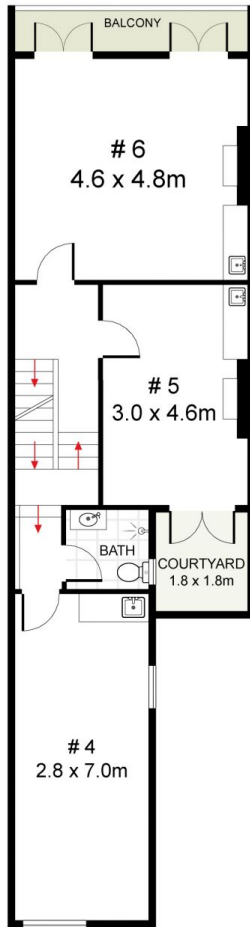
- ? 9 x fully furnished studio apartments including cooking facilities
- ? 1 x self-contained, split level apartment with rear access
- ? 3 x communal bathrooms
- ? All rooms are consistently occupied with proven rental returns
- ? Combined GAR based on fully occupied rooms approx \$122,000
- ? Fully fire compliant with council approved
- ? Picturesque central courtyard



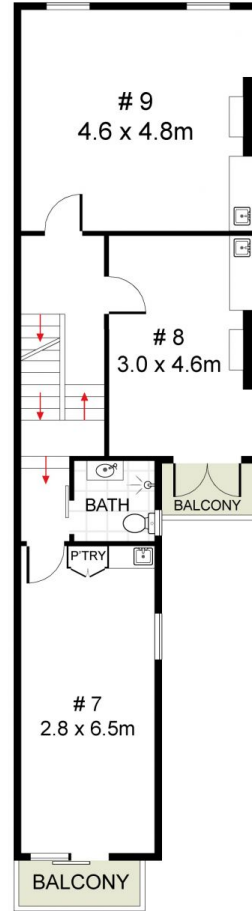
**Michael Catalano**  
8507 2444



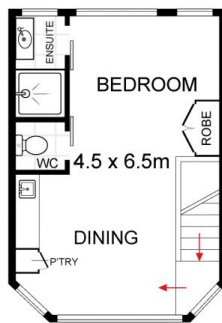
GROUND LEVEL



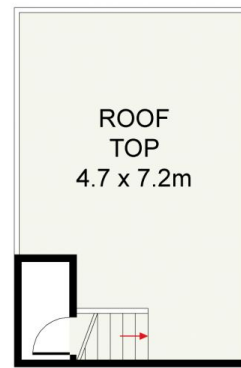
LEVEL ONE



LEVEL TWO



LEVEL ONE



LEVEL THREE

