



12/35 Caledonia Street Paddington, NSW



## Elegant one bed apartment with car space in secure, boutique building

This stylish one bedroom, one bathroom unit with car space and balcony is located on one of Paddington's most desirable streets. The balcony is nestled in a canopy of trees with city views, overlooking Caledonia Street's elegant terraces.

Minutes from the world renowned Queen Street eateries and boutiques, the bustling Oxford Street shopping strip, and only a short stroll to Centennial Park and transport to the city and Bondi Junction.

- Boutique security building has access from Caledonia Street and Whelan Lane, which leads to the rear access car space (conveniently located adjacent to the secure back door entrance).
- Freshly painted and carpeted throughout
- Chic and compact kitchen featuring industrial style, metal bench tops, dishwasher and washer/dryer
- 43 sqm internal and 57 sqm in total including car space

**Council Rates:** \$397.00 p/q  
**Water Rates:** \$178.42 p/q  
**Strata Rates:** \$1,023.75 p/q



**Justin Ferguson**

0412 222 878



**Jacquelynne Willcox**

0419833649

12/35 Caledonia Street  
Paddington

STONE



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

12/35 Caledonia Street  
Paddington



The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on, interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.