

# GUNNING



**164 Hargrave Street Paddington NSW**

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Gunning Real Estate is delighted to offer for sale by public auction this rare opportunity to acquire a mixed-use freehold terrace, on the very tightly held Hargrave Street in Paddington.

**Building Size** : 1 sqm  
**Land Size** : 128 sqm  
**View** : <https://www.gunningre.com.au/sale/nsw/eastern-suburbs/paddington/residential/terrace/5731226>

**Property Features:**

- > 128 sqm of prime Paddington land
- > Mixed-Use property
- > Potential to convert to only residential (S.T.C.A)
- > North-East aspect

Located in one of Sydney's strongest city-fringe precincts, some key location attributes are:

- > Surrounded by residential and mixed-use properties
- > On the door step to Sydney's CBD
- > 4.5 kms to the world famous Bondi Beach

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PADDINGTON**



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This floor plan is intended as a guide only. Layout dimensions are approximate only. No representation or warranties of any nature whatsoever are given or intended. Any person using this information should rely on their own enquiries.