






122/361-363 KENT STREET SYDNEY

Trafalgar building - Excellent investment opportunity in the heart of Sydney's CBD

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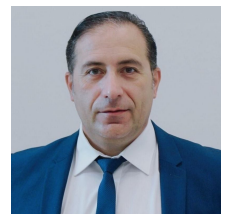
Price : **\$1,480,000**

Office Address : Ground floor, 299 Sussex Street Sydney

Phone : 9056 0808



Evon Shi
0404808310



Jim Triantos
0424808189



This exceptional 3-bedroom, dual-access property featuring a 2-bedroom apartment plus a self-contained studio with its own private entrance.

This versatile layout is ideal for investors looking to maximize rental returns with two separate tenancies, or for owner occupiers who wish to live in one unit and use the other as an office or rental.

For the investor, two separate tenants to maximise rental returns for the owner occupier to live in one and utilize the other as a home office or rental.

- Size: 132 sqm (Strata plan) + 2 car spaces

Features:

- Level 16, Sunny open-plan design with two balconies, overlooking Cockle Bay and Darling Harbour.

- West-facing aspect with water views and elegant interiors.

- Bright and spacious bedrooms with built-in wardrobes.

- Fully equipped stone-bench kitchen with stainless steel appliances and gas cooking.

- Internal laundry room and ample storage.

- Light-filled studio with stone kitchenette, bathroom and private laundry.

- Ducted air-conditioning and exclusive stacker parking for two cars.

- 24/7 concierge service and security.

- Resort-style lap pool, well-equipped gym, spa and sauna

This property offers an unbeatable location, situated just a short walk from Sydney's beautiful harbour, waterfronts, and Town Hall, Martin Place, and Wynyard stations.

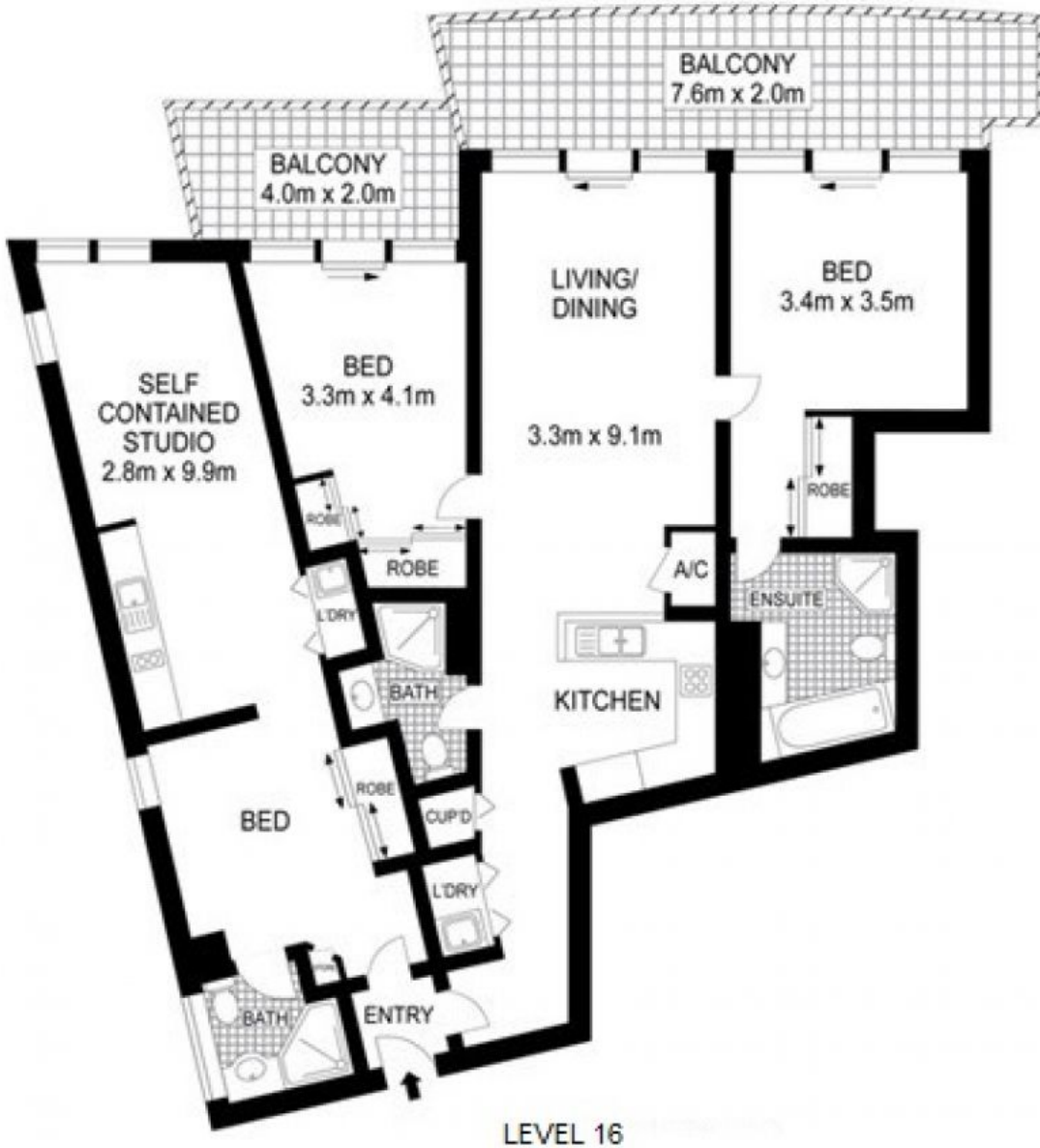
Residents will enjoy easy access to the QVB, Pitt Street Mall, and various boutique shops and restaurants, making it highly convenient for those working in the CBD and Barangaroo.

To arrange an inspection, please contact:

- Evon Shi: 0404 808 310 | evon@esrealestate.com.au

- Jim Triantos: 0424 808 189 | jim@esrealestate.com.au

Note: 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.



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

EXT: 26 m²



122/361-363 Kent Street, Sydney, NSW 2000