

175 Palmer Street, Darlinghurst

## Exclusive Off-Market Opportunity 175 Palmer Street, Darlinghurst NSW 2010




A rare mixed-use opportunity in one of Sydney's most tightly held pockets - this two-storey semi-detached terrace combines character, flexibility and future upside, complete with rear lane access via Woods Lane and the significant advantage of a fully constructed and compliant two-storey rendered garage with recently renovated studio apartment originally constructed in 2010 under full council supervision.

The property benefits from existing mixed-use zoning and a flexible configuration suited to a range of residential, creative, consulting or work-from-home uses (STCA), making it an increasingly rare inner-city holding.

The original 2003 Construction Certificate (C/03/00117) and architectural plans by acclaimed Sydney firm Chenchow Little remain in place, giving the new owner the ability to complete the approved attic conversion at any time.

What's already delivered:

- Fully constructed two-storey garage with upper-level studio/office -

3  3  1 

**FOR SALE**

Contact Agent

**VIEW**

By Appointment

**AGENTS**

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**AGENCY**

LJ Hooker Double Bay

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We cannot guarantee or give any warranty about the information provided.

Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- compliant and council approved (2010)
- Secure off-street parking with valuable rear lane access via Woods Lane
- Flexible mixed-use potential with separate studio space ideal for home office, creative use or guest accommodation (STCA)
- Approved attic conversion still available to complete under existing approvals
- 138.5sqm site with classic terrace proportions and excellent natural light
- Architect-designed plans by award-winning Sydney practice Chenchow Little
- Positioned moments from the CBD, transport, acclaimed dining, bars and parklands.

Whether you're looking for a ready-to-enjoy inner-city residence with parking already solved, a mixed-use holding with flexibility, or a project with clear upside through the approved attic addition, this property offers genuine optionality in a location where opportunities like this are exceptionally scarce.

Full architectural plans, Construction Certificate, survey and 2010 compliance documentation available upon request.

Strictly off-market - not publicly advertised.

Contact us today to arrange a private inspection.

## MORE DETAILS

Property ID	2K1HYY
Property Type	Terrace
Land Area	138.5 m2
Including	Toilets (3)

### Mark Matthews 0403 731 248

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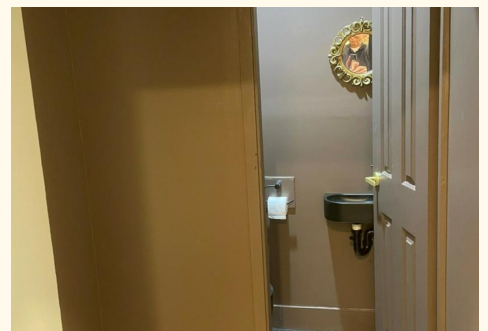
### Fraser Clarkson 0400 435 439

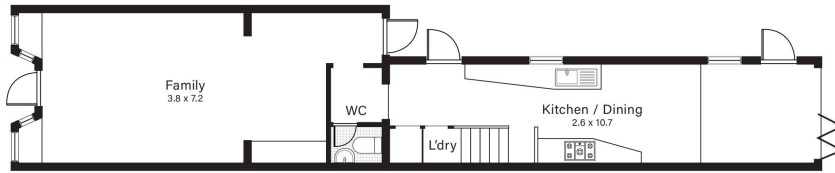
Property Partner | [fraser.clarkson@ljhdoublbay.com](mailto:fraser.clarkson@ljhdoublbay.com)

### LJ Hooker Double Bay (02) 9185 2816

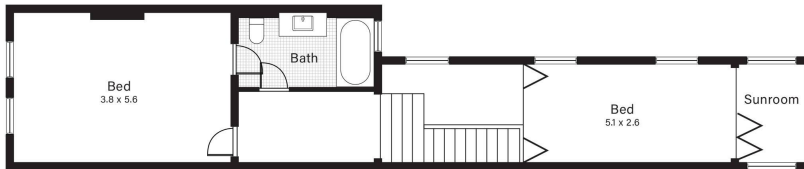
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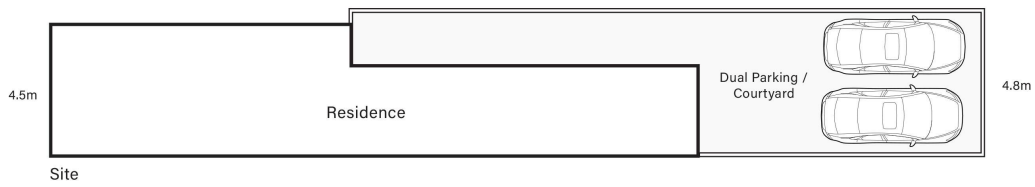




Ground Floor



Upper Level



Site

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