

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

SOLD | Contact Agent

AGENTS

Mark Matthews

0403 731 248

mark.matthews@ljhdoublbay.com

Fraser Clarkson

0400 435 439

fraser.clarkson@ljhdoublbay.com

AGENCY

LJ Hooker Double Bay

(02) 9185 2816

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- 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

Senior Property Partner | mark.matthews@ljhdoublbay.com

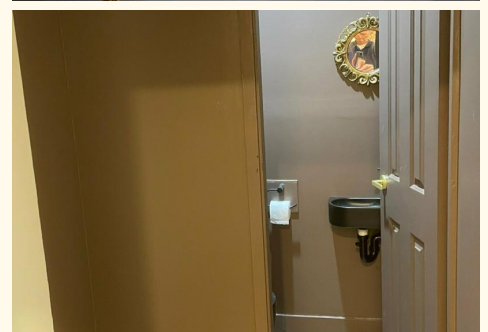
Fraser Clarkson 0400 435 439

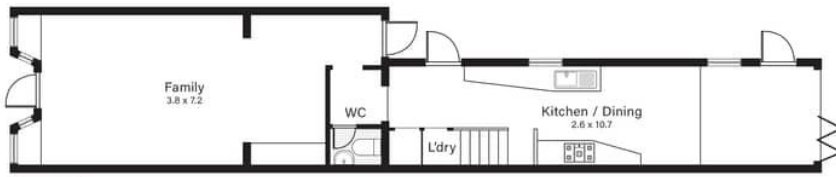
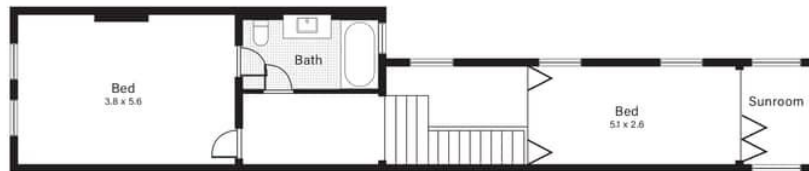
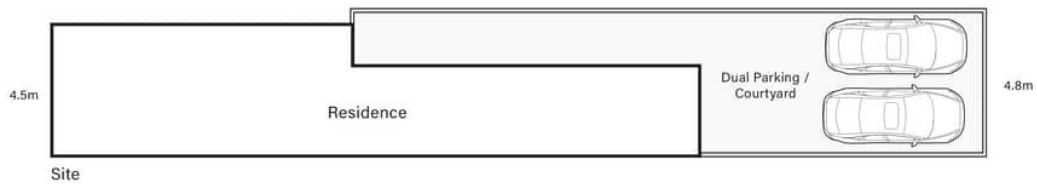
Property Partner | fraser.clarkson@ljhdoublbay.com

LJ Hooker Double Bay (02) 9185 2816

38 Ocean Street, WOOLLAHRA NSW 2025

doublebay.ljhooker.com.au | admin@ljhdoublbay.com





INDICATIVE ONLY. ALL INFORMATION CONTAINED HEREIN IS OBTAINED FROM SOURCES WE BELIEVE TO BE ACCURATE. IF INTERESTED PERSONS SHOULD MAKE THEIR OWN ENQUIRIES.