



35 Glebe Street, Glebe

Funky One-of-One Warehouse Residence with Enormous Upside in Thriving Glebe

A truly unique offering, this completely renovated residential warehouse conversion delivers a funky, one-of-one opportunity in the heart of one of Sydney's most vibrant inner-city neighbourhoods. Behind its striking facade lies a character-filled building that blends industrial heritage with contemporary design, creating a space that is both inspiring and incredibly versatile.

Currently configured as a three-bedroom residence, the property offers exceptional scale rarely found in inner-city homes. The ground floor features a vast open warehouse-style space, providing incredible versatility for creative use, entertaining or future reconfiguration, complemented by a secure three-car garage.

Upstairs, expansive living areas are enhanced by generous proportions, soaring ceilings and light-filled interiors, creating a dynamic layout suited to modern living while retaining the character and scale of its warehouse origins.

The building provides approximately 436.2sqm of internal floor area

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FOR SALE

For Sale | Price Guide \$6,200,000

VIEW

By Appointment

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LJ Hooker Double Bay

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 **LJ Hooker**

across two levels, delivering remarkable flexibility for an owner-occupier, live/work environment or future reconfiguration. A relaxed winter garden and mezzanine living space add further character and functionality, while three off-street car spaces accessed from the rear provide rare convenience in this tightly held location.

Positioned within a thriving pocket of Glebe, the property stands to benefit from the enormous transformation occurring throughout the precinct. Just moments away, the landmark new Sydney Fish Market development will introduce world-class dining, retail and public waterfront spaces, further elevating the appeal and long-term value of the area.

Broadway Shopping Centre is only a short walk away, providing extensive retail, dining and entertainment options, while the Sydney CBD is easily accessible via nearby light rail, bus and cycleways, placing the city just minutes from your doorstep.

Occupying a 230sqm site* with a gross building area of approximately 520.5sqm (including car parking)*, the property sits within R1 General Residential zoning with commercial use rights, offering significant flexibility for future owners. With a Floor Space Ratio of 1.25:1 and a 9m building height limit, the property presents substantial future development or value-add potential (STCA).

Key Highlights

- Site Area: 230sqm*
- Internal Floor Area: 436.2sqm approx.
- Gross Building Area: 520.5sqm (including parking)*
- 3 Bedrooms + 2 Large Living Areas
- Three off-street car spaces with rear access
- Zoning: R1 General Residential (commercial use permitted)
- FSR: 1.25:1 | Height Limit: 9m
- Moments to the new Sydney Fish Market precinct
- Short walk to Broadway Shopping Centre
- Excellent connectivity to the Sydney CBD

Offered for sale with vacant possession

MORE DETAILS

Property ID	2GRHYY
Property Type	House
House Size	520.5 m2
Land Area	230 m2

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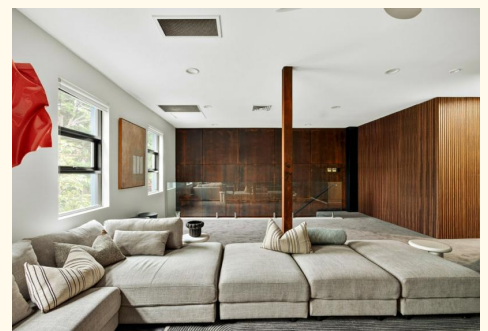
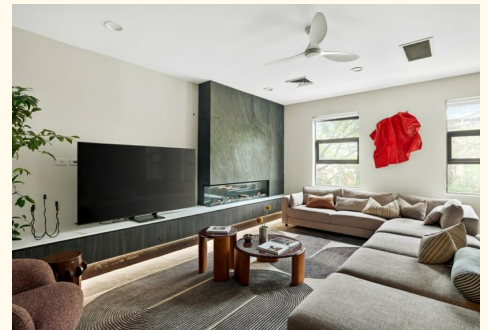
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