

## Paddington, 44 Hopewell Street

Beautiful Cottage with DA approval~to~Expand

DA Approved for 3 bedroom home

You won't find a better starter home than this creatively redesigned Victorian semi in a tucked-away pocket of Paddington between The Intersection's high-end fashion hub and Five Ways' cafe and social scene. In a leafy enclave just off Oxford Street, the bright and airy two-storey home has been conceived as a stylish entertainer with oversized living space and a big backyard with a stone-paved terrace and sunny lawn. A north-west rear aspect brings in plenty of sunshine with polished hardwood floors, soaring ceilings and fresh white walls creating a sanctuary like feel. Featuring a loft-style bedroom with a dormer study area, recreate as a two-bedroom home plus study with the approved DA.

- Freestanding to one side, 137sqm
- Cottage facade, secure side access
- King-sized bedroom with a study area



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/8HUHRN](http://ljhooker.com.au/8HUHRN)

**Contact**  
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**LJ Hooker**

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**LJ Hooker Bondi Junction | Bondi Beach**  
**(02) 8036 7525**

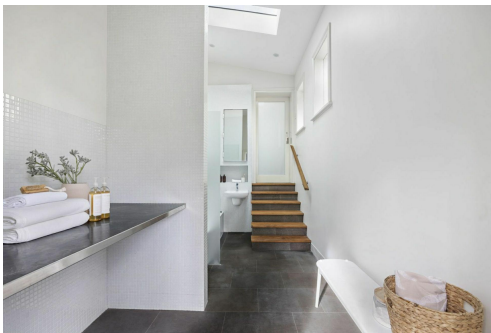
- Paved courtyard with shade awning
- NW facing garden with a sunny lawn
- Fluid open living and dining rooms
- Polished hardwood floors, high ceilings
- Stone-topped gas kitchen, breakfast bar
- Bright bathroom, mosaic-tile finishes
- 3.5m high ceilings, internal laundry
- Plantation shutters, mood lighting
- Wide street, ample resident parking
- Stroll to cafes, boutiques and cinemas
- 650m to Five Ways, 750m to Taylor Square

## More About this Property

Property ID	8HUHRN
Property Type	House

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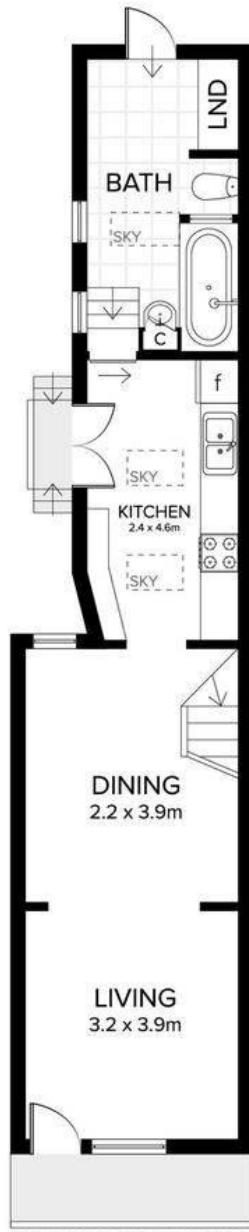


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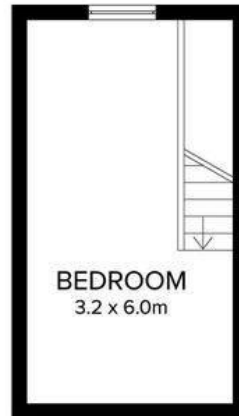
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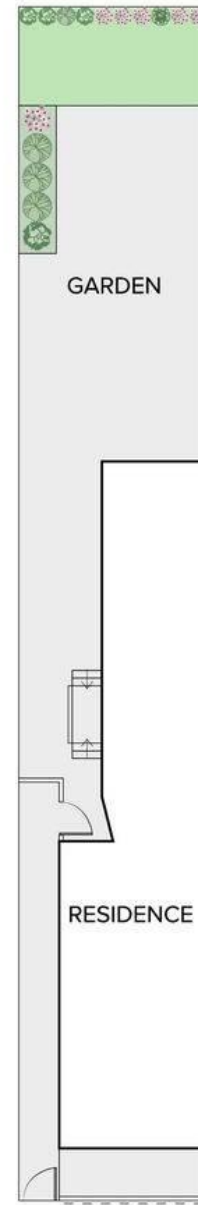
# 44 HOPEWELL STREET PADDINGTON



GROUND FLOOR



FIRST FLOOR



HOPEWELL STREET  
SITE PLAN



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