



2 Ridge Street, North Sydney

OPEN CANCELLED - UNDER OFFER

BOUTIQUE OFFICE - CORPORATE HEADQUARTERS

Elegance and grace in abundance, North Sydney's Playfair House offers a lifestyle of envy for a family or professional business.

A landmark heritage building, this three-storey late nineteenth century terrace stands tall in a neighbourhood steeped in history. Lofty ceilings, leadlight, bay verandas marble-framed fireplaces and dark timber floors are among the features that distinguish this property for its timeless period grandeur. Footsteps to West St cafes, St Leonards Park, City Metro (planned) and North Sydney CBD, it enjoys a stellar position and a sun-dappled leafy outlook.

Zoned for mixed use, this magnificent terrace drinks in the local village atmosphere and offers endless commercial and residential possibilities. Architectural plans are drawn up for a north-facing extension that redevelops the existing carpark space.

Floor area & layout

Approx. 340 m² across three levels with the land area being 216 m².

The current fit out would suit a professional office or a mix of commercial and/or residential.

With three downstairs entry points, including level rear lane access from the carpark, there is the possibility of multiple occupancy.

The ground floor consists of a large glass fronted office/living/consulting room opening up to Ridge St, a second room overlooking West Street, two more rooms at the rear with direct carpark access and a kitchen, comms room and separate male/female toilets.

The fit out for the first floor comprises four rooms and a bathroom with toilet and shower. Its south facing glass fronted entrance opens up to a gorgeous balcony and a backdrop of light dappled leaves.

One more level up the polished timber staircase takes you to the top storey, three more rooms, a separate male and female toilet and faceted bay window views to both the north and south.

Features

- Mixed use zoning - Zoned B4
- Four car spaces
- Secure intercom entry
- Rear lane access and entry
- Generous storage options
- Dual entrance (entrance off Ridge St, West St and carpark)
- Immediate occupation



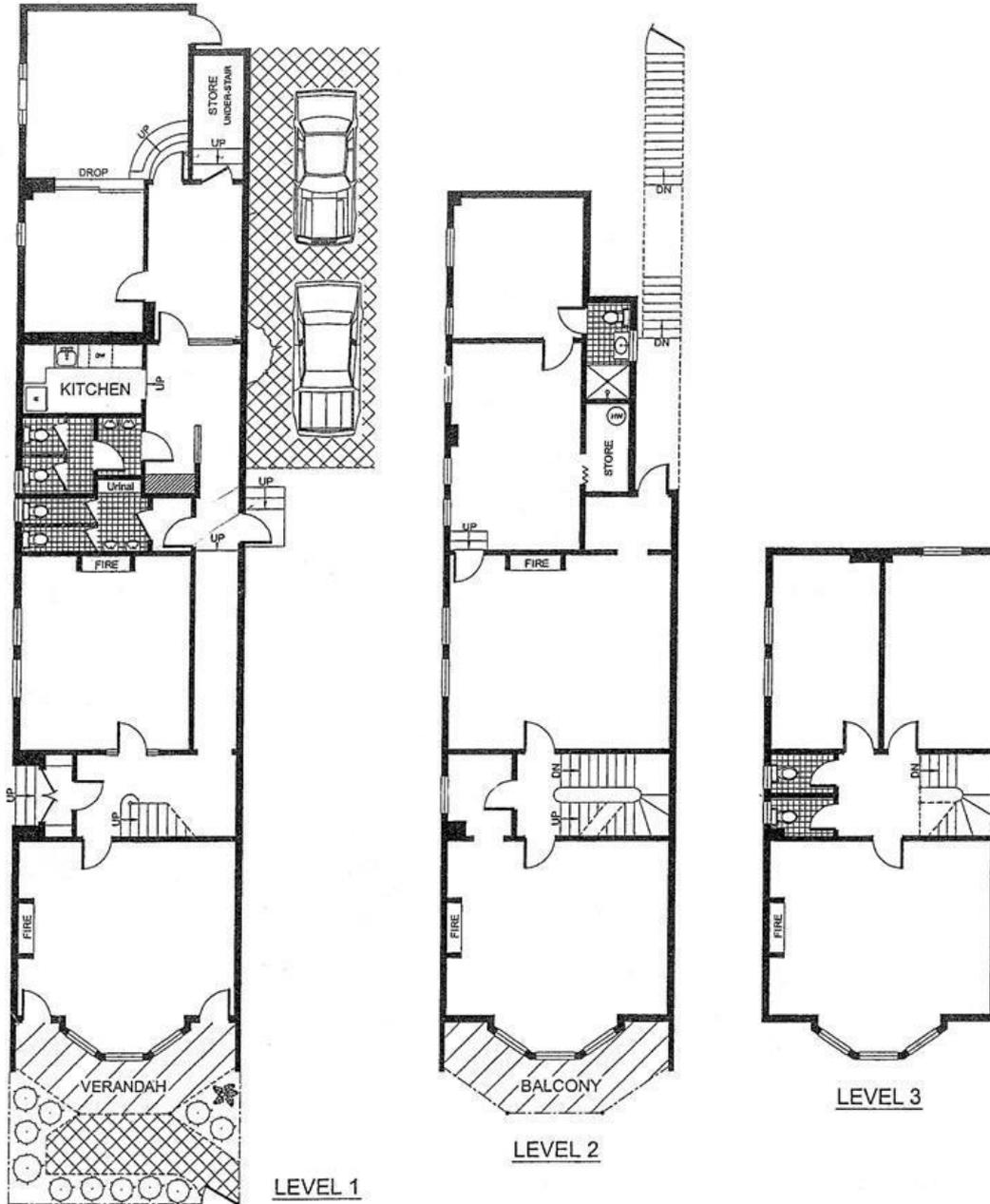
216 sqm

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2 RIDGE STREET

NORTH SYDNEY

PLANS SHOWN ARE ONLY INDICATIVE OF LAYOUT,
DIMENSIONS ARE APPROXIMATE

0 1 5
SCALE BAR in metres