



Unit 718, 18 Park Lane, Chippendale



A Rare Investment-Grade Studio Inside Central Park

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Price \$580,000 - \$600,000
Property Type Residential
Property ID 2161

Behind the famous vertical gardens of Central Park, level 7, sits a studio that does something rare in inner Sydney — it earns its keep while delivering a five-star lifestyle. Designed for investors who want yield without compromise, or owner-occupiers who refuse to choose between location, building and lifestyle.

Inspection Times

Sat 13 Jun, 11:15 AM - 11:45 AM
 Sat 20 Jun, 11:15 AM - 11:45 AM
 Sat 27 Jun, 11:15 AM - 11:45 AM

A streamlined open-plan layout opens onto a wintergarden-style balcony framed by floor-to-ceiling glass. Smeg gas kitchen on stone benchtops; bedroom naturally separated with full-height built-in robes. Ducted air, internal laundry, walk-in shower — properly finished, not just for show.

Agent Details

Zhong Ying (Alan) Tong - 0410413886

Central Park needs no introduction. Pritzker-laureate architecture, 24-hour concierge, heated pool, spa, gym, communal gardens, and on-site retail and dining at street level. Step outside and you're moments from the University of Sydney, RPA Hospital, the Goods Line, Spice Alley, and the light rail at Central — CBD ten minutes away, Surry Hills, Newtown and Glebe within walking distance.

Office Details

Ashfield
 Suite 58 1 Brown Street Ashfield NSW
 2131 Australia
 02 9799 8886

Investment highlights

- Currently leased at **\$900 per week** to a quality tenant (paid in advance, professionally managed by Capri Property Management)
- **\$46,800 p.a. gross income** — well above the average Sydney apartment yield
- **Outgoings approximate:** Strata \$1,778/q · Council \$335/q · Water \$300/q

At a glance

- Open-plan living, dining, kitchen with Smeg gas appliances and stone surfaces
- Floor-to-ceiling glass to wintergarden-style balcony



- Generous built-in robes; ducted air conditioning; internal laundry
- 24/7 concierge, heated pool, spa, gym, communal gardens
- Walk to USyd, RPA, light rail, Surry Hills, Newtown
- Tenant in place – settle and start earning from day one

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