

Unit 718, 18 Park Lane, Chippendale







A Rare Investment-Grade Studio Inside Central Park

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Price	$510,000
Property Type	Residential
Property ID	2161

Agent Details

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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.

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.

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.

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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