

# CRE



## 21 Baden Street Coogee NSW

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In a blue chip position fronting Coogee Beach, this landmark property presents a rare opportunity with scope for transformation to a duplex, apartments or luxury residence STCA. Offered for the first time in over 50 years, the 575sqm property is set in a quiet beachside cul-de-sac and directly opposite Dunningham Reserve.

**Price** : \$ 5,540,000  
**Land Size** : 575 sqm  
**View** : <https://www.coogeerealestate.com.au/sale/nsw/eastern-suburbs/coogee/residential/block-of-units/5903194>

- ? Currently 8 flats with a GAR of \$209,340 per annum
- ? 575 sqm approx, Zoned R3
- ? Scope to develop duplex, apartments or luxury home STCA
- ? Flats of various sizes: studios, one-bedders & two-bedders
- ? Footsteps to beach, parks, coastal walks, cafes, restaurants

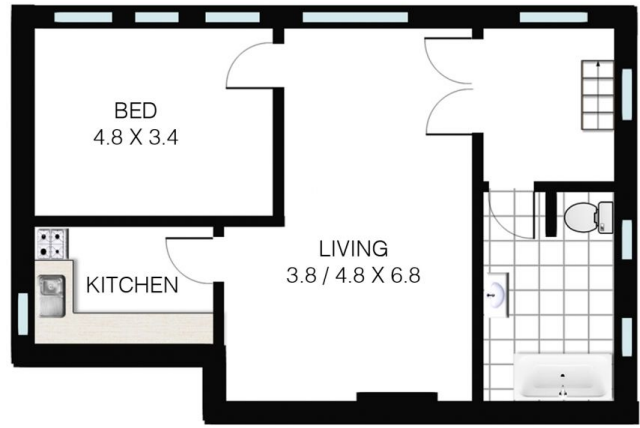


**James Giltinan**  
**02 9665 3341**

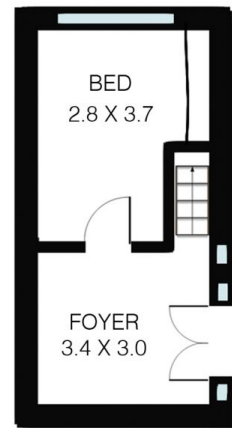
Conjunction agent- Justin Bell Ray White- 0412 429 300

<https://www.coogeerealestate.com.au>

UNIT 8



UNIT 6  
LEVEL 1



UNIT 6  
GROUND LEVEL



UNIT 5

GROUND LEVEL  
21 BADEN STREET  
COOGEE

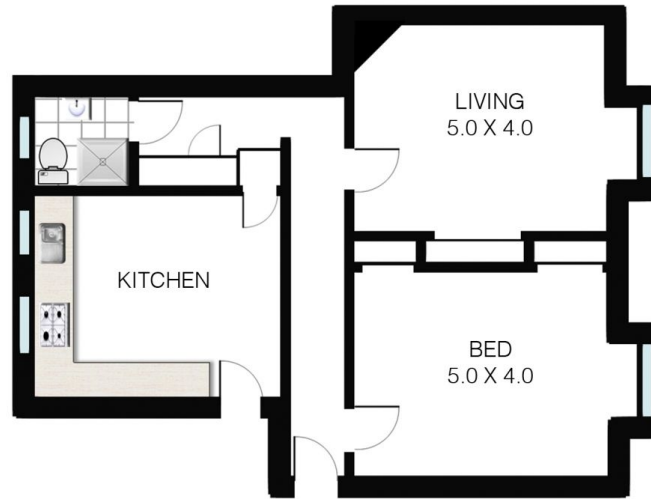
PLANS SHOWN ARE INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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UNIT 2



UNIT 1



LEVEL 1

21 BADEN STREET  
COOGEE



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