STATEMENT OF INFORMATION

403/3 Butt St, Surry Hills 'The Surry'

- A rare, custom-created two-bedroom + study residence within the award-winning boutique building, The Surry.
- Originally conceived by combining two separate apartments (a one-bedroom and a two-bedroom) during construction.
- Reconfigured in collaboration with the development team to create a unique floorplan not available elsewhere in the building.
- Approximately 152sqm of internal living space.
- Total area of approximately 215sqm, including two tandem car spaces and extensive storage.
- Two bedrooms and three bathrooms, offering exceptional flexibility for families, downsizers or professionals.
- House-like proportions combined with the convenience and security of apartment living.
- Designed by acclaimed architect Angelo Candalepas, with interiors by Jo Lawless of Lawless & Meyerson.
- Positioned within a boutique collection of just 24 residences.
- Distinctive industrial-inspired architecture with refined contemporary finishes.
- Access to a recently upgraded rooftop terrace with barbecue facilities, entertaining spaces and panoramic city views.
- Located moments from Central Station, Light Rail, Prince Alfred Park, Belvoir Street Theatre, cafés, restaurants and bars.
- Positioned near the emerging Tech Central precinct and the Atlassian headquarters at Central.
- The only apartment in The Surry with this exact configuration, scale and history.
- A genuinely one-of-a-kind opportunity in one of Surry Hills' most recognised contemporary buildings.
- Lot 23 in DP 100675
- 152sqm internally, and 215 total including storage areas and parking

Offered via Auction with price guide $2,650,000

Stacey Leonie
Director, The Sydney Sell
Ph 0410 335 654
E stacey@thesydneysell.com

RECENT COMPARABLE SALES



1514/20 Pelican Street, Surry Hills
3 Bed | 2 Bath | 2 Car | 143sqm total
SOLD $2,965,000 June 2026
Source: realestate.com.au



401/141 Elizabeth St, Sydney
1 Bed | 2 Bath | 1 Car | 88sqm
SOLD $2,850,000 July 2026
Source: realestate.com.au



508/1A Clement St, Rushcutters Bay
2 Bed | 2 Bath | 1 Car | 121sqm
SOLD $2,650,000 July 2026
Source: realestate.com.au