



## FOR SALE

### PERFECT POTENTIAL IN PADDINGTON

This delightful Circa 1920's workers cottage holds appeal for a range of buyers.

For the investor seeking high returns in a sought after precinct to the renovator looking for opportunity to capitalise on position.

This functional family home currently enjoys 3 large bedrooms including a huge main bedroom with built-ins, a generous lounge, a modest updated kitchen and bathroom. The dining room flows out onto a practical deck overlooking the southerly views.

With a Walk Score of 91, owning a car is not a requirement though there is plenty of on street parking available.

Set in a peaceful yet convenient street in the heart of Paddington, this property has council approved plans that will allow this home to include 5 bedrooms, 3 bath and 2 car off-street secure car parking.

Benefits include :

- \* Huge storage under
- \* Council approved plans to turn this humble abode into a luxurious inner city home
- \* High 3.3m ceilings, VJ walls and polished floor boards throughout
- \* Just 20m to the city on public transport
- \* In the much sought-after Kelvin Grove State College catchment
- \* Walking distance to public transport, shops, cafes, hotels, super markets, sporting stadiums, schools and more...
- \* Northern aspect with beautiful southerly outlook/views
- \* Air- Conditioning

This will go fast folks so don't delay - contact Adrian to inspect!

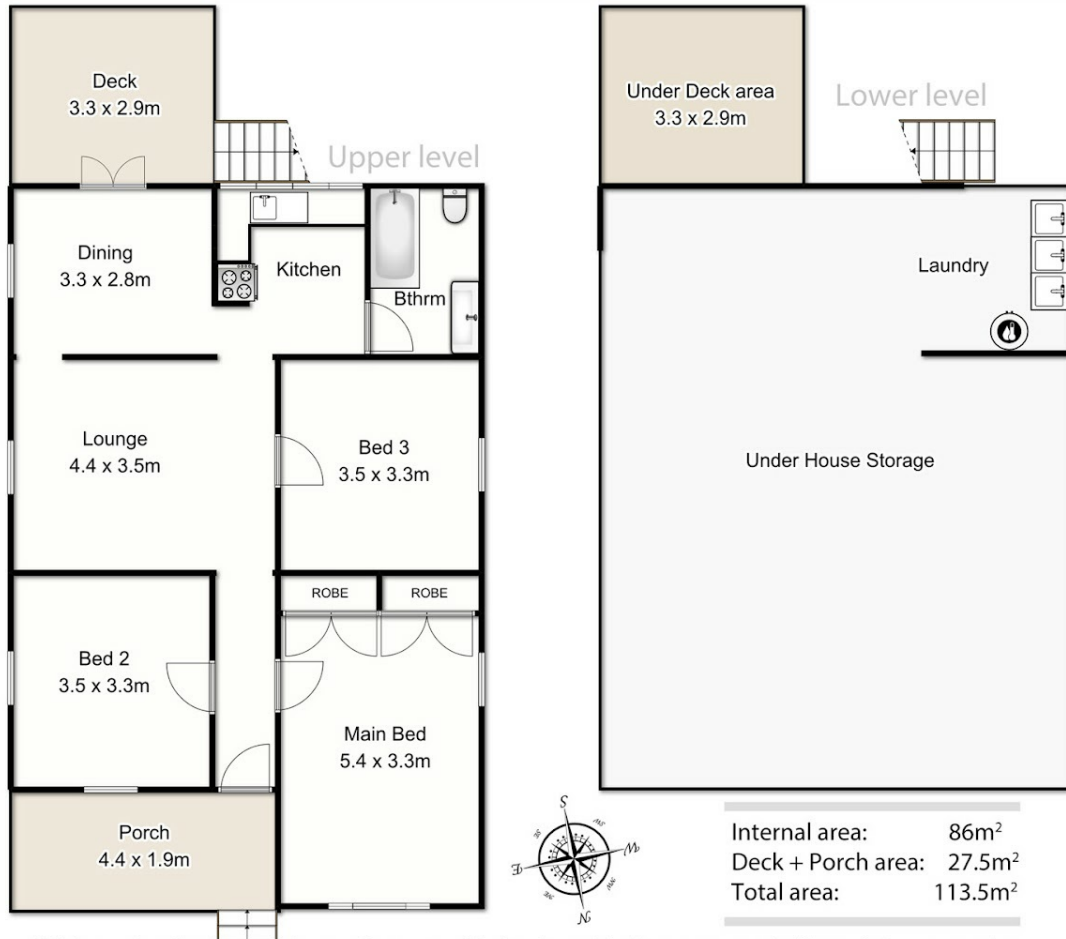
3 BED | 1 BATH | 0 CAR

PRICE:  
By Negotiation

OPEN FOR INSPECTION:  
N/A



**Adrian Matthews**  
**0403171644**  
adrianmatthews@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Created by [www.highshots.com](http://www.highshots.com).

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.