



# FOR SALE

## YOUR DREAM HOME AWAITS...

Your dream home is now well within reach! All the hard work has been done for you with DA approval and architectural plans already in place to convert this charming 1900s workers cottage into a striking family residence that blends old-world elegance with sleek modern appeal. All you need to do is give your approval for construction to begin, or move straight into the existing cottage and redevelop when you're ready.

- \* Council approved, costed architectural plans in place by award-winning Base Architecture
- \* No asbestos in the existing two-bedroom cottage ensures an easy renovation process
- \* Current DA in place with BCC approval to move the existing house off the easement
- \* Existing cottage is beautifully presented with original timber floors and high ceilings
- \* Elegant living room with stunning light fitting, timber panelling and original windows
- \* New eat-in kitchen off living room features a walk-in pantry plus extra storage space
- \* Updated main bathroom with shower over bath, pedestal vanity and separate toilet
- \* Two generous bedrooms both with reverse-cycle a/c; built-in robe to master bedroom
- \* Second bedroom opens to beautiful enclosed deck; additional sun deck in backyard
- \* Manicured lawn and established landscaped gardens in large backyard with side access
- \* Enormous under-house storage/workshop space with laundry facilities and utility room

You'll also love this prime central location that's walking distance to bus stops, a childcare centre and Ithaca Creek State School. It's also close to vibrant inner-city cafes, restaurants and shops, and just 15 minutes to the centre of Brisbane CBD.

For all your inquiries please call Andrew from [andrewbotwright@atrealty.com.au](mailto:andrewbotwright@atrealty.com.au) on 0402784250.

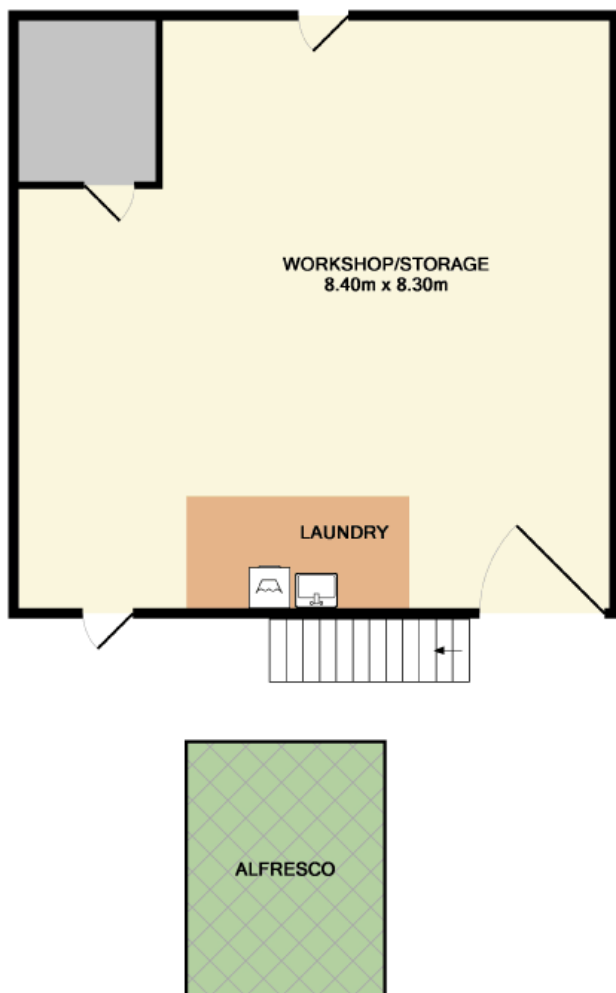
2 BED | 1 BATH | 0 CAR

PRICE:  
Contact Agent

OPEN FOR INSPECTION:  
N/A



**Andrew Botwright**  
0402784250  
[andrewbotwright@atrealty.com.au](mailto:andrewbotwright@atrealty.com.au)  
[www.atrealty.com.au](http://www.atrealty.com.au)



TOTAL APPROX. FLOOR AREA 134.5 SQ.M. (1448 SQ.FT.)

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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix 6/2018

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.