



**SOLD**

## LOCATION, LOCATION, LOCATION + CITY VIEWS

### SOLD AT AUCTION

Perfectly positioned, on a corner block in the heart of Paddington, you'll find 25 Bowler St only metres from Given Terrace's local shops, boutiques, restaurants & coffee shops.

On entering, you'll feel at home as you enter from the hallway, the expansive main living area comprising of the open plan lounge & dining room enhanced by the high ceilings, natural light & polished timber flooring. This connects to the galley style kitchen with breakfast bench, making entertaining a breeze.

All this flows seamlessly to the sensational & private North Facing 40 m2 under cover entertaining deck & outdoor living area. If this isn't enough, just take it the city skyline changing night & day & enjoy the gentle breezes flowing through to make all year 'round living & entertaining so enjoyable. – Possibly the "best room in the house"!

On the entry level you also have the 2nd & 3rd bedrooms both with a private outlook, family bathroom + powder room.

Your timber stairway will take you up to the spacious Master retreat with ensuite & walk in robe. Wake up to sweeping views & enjoy a morning cuppa on your balcony as you watch the world go by.

Going down a timber stairway from the entry level you will find the home office / multi purpose room with own external access & separate TV / play room plus easy access to the garage.

Some of the homes many features include:

- City Views
- Expansive & private - 40m2 deck with city views
- 3 bedrooms – Master with en suite & walk in robe + balcony with City views
- 2 bathrooms incl. ensuite. Family has a bath
- Home office / multi useage room
- Play room or TV room
- Expansive open plan lounge & dining room with split system A/C
- Kitchen – stone bench tops, gas cook top, dishwasher, pantry & breakfast bench
- 1 car remote control garage with secure access to the home
- Low maintenance gardens
- Close to transport & schools

Brisbane's CBD is only 4 kilometres away, and you have your choice of places stroll to - cafés, restaurants, boutique shops, art galleries, Paddo Hotel, Caxton Street & Suncorp Stadium plus lots more locally.

**3 BED | 2 BATH | 1 CAR**

### PRICE:

**\$1,400,000**

### OPEN FOR INSPECTION:

N/A



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Ground Level	-	29 m <sup>2</sup>
Middle Level	-	75 m <sup>2</sup>
Upper Level	-	30 m <sup>2</sup>
Garage	-	27 m <sup>2</sup>
Verandah	-	6 m <sup>2</sup>
Balcony	-	12 m <sup>2</sup>
Deck	-	40 m <sup>2</sup>
<b>Total</b>	-	<b>219 m<sup>2</sup></b>

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

# 25 Bowler Street, Paddington

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.