



SOLD

MUST BE SOLD - OFFERS INVITED.

If ever a home was purpose-built to cater for multi-generational living, then this is it. The property features 6 bedrooms, 4 bathrooms (2 ensuites), 2 kitchens and multiple living areas.

The original 2 bedroom cottage has been raised and rebuilt, offering completely separate, self-contained living above the garage at the front of the property. This is an ideal space for extended family living or separate rental/Air B&B, as it can be completely shut off from the main residence.

Built in 2020, the remainder of the property has been purpose-built to meet the needs of Specialist Disability Accommodation (SDA) and features the following;

- 2 bedrooms at the High Physical design criteria each with their own ensuite bathroom
- 1 bedroom at the Improved Livability criteria large enough for OOA bed and office
- 1 bedroom for carer accommodation or equipment storage
- A bathroom designed to meet the fully accessible criteria
- A laundry & separate mud room
- Huge 20kw back to grid solar system
- 12kw back-up generator

The kitchen, dining and living areas are all open-plan and flow seamlessly to a spacious all-weather outdoor entertaining area. This space is perfectly positioned to capture the bay breezes whilst overlooking the private landscaped backyard.

The workshop at the rear of the property offers its' own powder room and has huge potential as a studio, teenagers retreat or guest accommodation.

A positively geared property in Woody Point - This would have to be the best available investment property on the north side of Brisbane!

Contact Mike to arrange an inspection or for further information on this outstanding opportunity.

6 BED | 4 BATH | 3 CAR

PRICE:
\$1,215,500

OPEN FOR INSPECTION:
N/A



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LEGEND

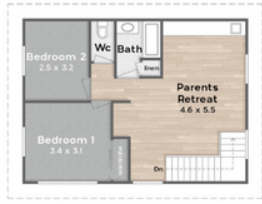
- 1. Driveway
- 2. Entry Porch
- 3. Landing
- 4. Ramp
- 5. Deck
- 6. Courtyard
- 7. Shed



:: SITE PLAN



:: GROUND FLOOR



:: FIRST FLOOR



45 Arthur Street, Woody Point | Estimated Total: 286.8m²

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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.