



## FOR SALE

### CHARMING CENTURION COTTAGE IN THE HEART OF NUNDAH

Presented by local agent's Mark Roemermann and Andrew Emms ...

- \* Three good-sized bedrooms, two with access to the verandah, and a bathroom with bath and shower
- \* Low-maintenance yard with easy-care landscaping in the front to add extra kerb appeal
- \* Ceiling fans throughout, plus window air-conditioning units in two bedrooms and the dining area
- \* Potential to build-out or raise home and build-in underneath to maximise the space available
- \* Live just moments from popular Nundah Village with a range of cafés, bars and boutique shops
- \* Close to top-performing and supportive public schools including Nundah and Northgate State Schools
- \* Walk less than 5 minutes to catch either a bus or train, both options are just around the corner

This beautifully presented cottage was built circa 1900 and retains its wonderful charm and character with space for a growing family.

The floor plan offers three generous sized bedrooms and one bathroom, plus a living room, dining space and classic front verandah where you can relax and enjoy the local climate. Downstairs at the rear of the home, you have the laundry, lots of storage space and a quaint alfresco area.

This gorgeous property is full of charming features such as turn of the century timber linings, 10.5ft ceilings through most of the residence, beautiful French doors that open out to the porch and allow plenty of natural light and fresh breezes to filter throughout the home. The country style kitchen has a dishwasher, timber bench tops, gorgeous original timber flooring and looks out to the living room.

This family home is set on a deep 556sqm block with a fully fenced rear yard. There's plenty of space for the kids and family pet to run free or for the avid gardener to really get stuck into creating a private oasis. There's already a good sized shed and a chook yard at the bottom of the yard.

3 BED | 1 BATH | 0 CAR

#### PRICE:

Offers over \$565,000

#### OPEN FOR INSPECTION:

N/A

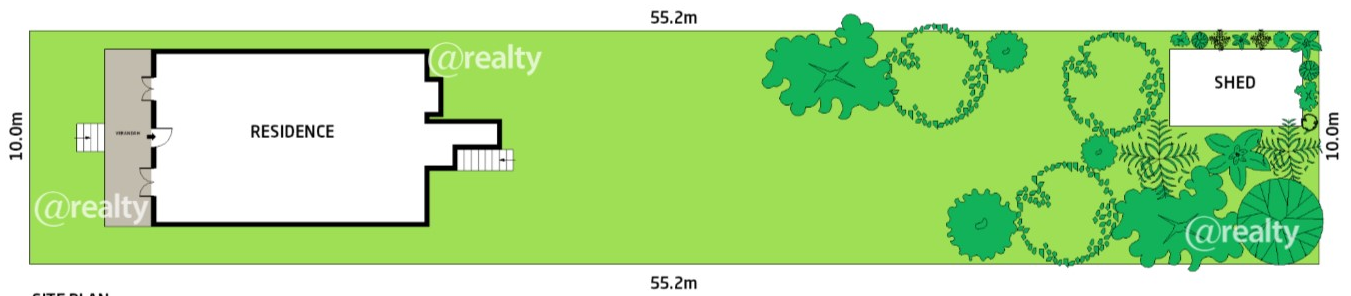


**Mark Roemermann**

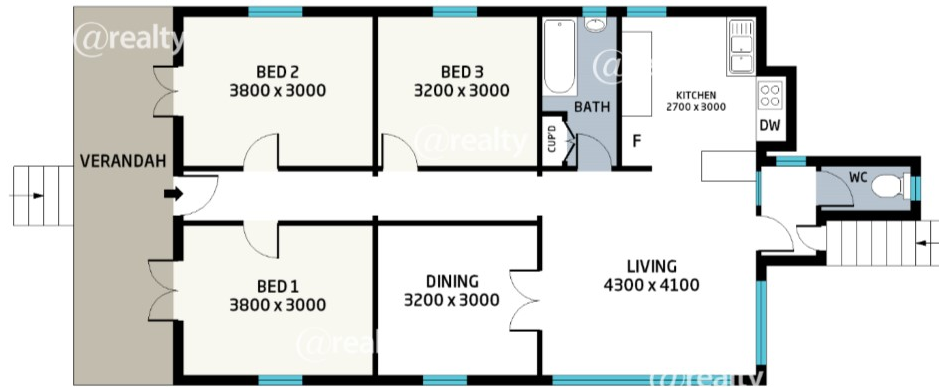
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SITE PLAN  
(NOT TO SCALE)



ENTRY LEVEL



## 42 HENCHMAN STREET, NUNDAH

Plan is indicative of layout only and not to scale. All room sizes and dimensions shown on this plan including but not limited to doors, windows and cabinets are approximate. No responsibility is taken for errors contained in this document and all information provided should not be relied upon. Plan by Digital Real Estate. www.digitalre.com.au



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.