

# 289 Given Terrace, Paddington, Qld 4064



## House For Sale

Friday, 16 February 2024

289 Given Terrace, Paddington, Qld 4064

Bedrooms: 4

Bathrooms: 1

Parkings: 5

Area: 468 m2

Type: House



Leo and Co Real Estate

## Expressions of Interest

Perched on top of the hill in Paddington's Main Street, this property is a rare find. A double story free-standing building full of character and charm. An excellent location with high pedestrian and vehicle exposure. Currently operating as a popular retail clothing outlet with prime shopfront exposure plus a 4-bedroom residence above. The ground floor offers 107sqm of a modern retail space with glass frontage onto Given Terrace and a great city view as a bonus. This spacious open plan shop is self-contained with timber flooring, air conditioning and fitted with surveillance and alarm systems. There is another 15sqm (approx) of garage/storage space at the rear of the shop as well. Separate stairs lead up to a charming 4-bedroom residence with panoramic city and suburban views. A spacious living area is adjacent to a combined kitchen/dining room. There is a bathroom with a toilet plus a second separate toilet/a wraparound verandah is ideal for entertaining or just relaxing with the privacy of lattice screens. With character features throughout like VJ Walls, fancy fret work and polished timber floors. A sealed driveway down the side leads to 5 parking spaces (1 garage, 3 under-cover & 1 open car space). Ample additional storage is available at the rear, including a container which could be converted to extra parking. The property could suit a range of buyers having options for retail and commercial use. Call 07 3356 2000 for more details and to arrange an inspection.