

**4/15 Martha Street, Paddington, Qld 4064**



**Sold Townhouse**

Monday, 15 April 2024

4/15 Martha Street, Paddington, Qld 4064

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 164 m2**

**Type: Townhouse**



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## Contact agent

• Character-style design in an exclusive boutique complex with only 10 units, fostering a close-knit community feel. • Serene and convenient location providing privacy, tranquillity, and easy access. • Short walk to Paddington's vibrant dining and café scene, perfect for embracing the local lifestyle. • Close proximity to schools and public transport ensures effortless daily living. • Spacious layout across two levels, 2 balconies and a large entertaining deck • Inspections available by appointment – Call anytime, 24/7.

Nestled in the heart of Paddington, this charming two-bedroom, two-bathroom double-level townhouse exudes sophistication, convenience, and seclusion. Set in one of Brisbane's most sought-after neighbourhoods, it offers an exceptional opportunity for homeowners and investors alike. Within a stone's throw, indulge in the array of enticing cafes, restaurants, and boutiques that adorn the vicinity, accentuating the allure of this impeccably maintained townhouse. Showcasing seamless integration of style and functionality, this residence features two covered balconies and a secluded back deck, alongside the added convenience of a single lock-up garage. The seamless transition from the living areas to the expansive deck through French doors creates an inviting atmosphere, perfect for hosting gatherings or simply unwinding in your private retreat. The master bedroom boasts a spacious ensuite and inviting balcony, while the large second bedroom offers access to the main bathroom and includes a built-in robe. In addition to its prime location, this townhouse falls within the catchment area and walking distance to Petrie Terrace State School, with Kelvin Grove State College also nearby. This property presents a rare opportunity to embrace Paddington's unique lifestyle, being just 3km from the CBD and close to all essential amenities. Don't miss the chance to make this exceptional residence yours. Book your inspection today.

Location Highlights:- Walking distance to coffee shops, restaurants, gyms, shops, bars, cafes,- 900m to Supermarket- 1km to the Barracks- 230m to nearest Bus Stop- 2km to Auchenflower Train Station- 650m to Suncorp Stadium- 500m to Petrie Terrace State school- 2km Kelvin Grove State College- 3km St Peters Lutheran College- 3.5km Brisbane grammar- 3.75 Brisbane girls' grammar- 4km to Brisbane Boys College- 5.9km to The University of Queensland- 6km to Indooroopilly Shopping Centre\* Important \* Whilst every care is taken in the preparation of the information contained in this marketing, Arthur Conias Real Estate will not be held liable for any errors in typing or information. All information is considered correct at the time of publishing.