

# 41 Latrobe Terrace, Paddington, Qld 4064



## House For Sale

Tuesday, 2 April 2024

41 Latrobe Terrace, Paddington, Qld 4064

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 440 m2**

**Type: House**



Mathew Abboud  
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## Auction

Seldom does an opportunity to exist to secure an exclusive commercial / residential dwelling in one of the most sought-after locations in Paddington. The first time offered in almost 30 years, this tightly held, whisper quiet, brick cottage boasts a rare mixed-use potential with a long-established business, prime street appeal and off-street parking for 4 cars, with oversized driveway. Easily re-configured to a residential home, the upper level boasts ornate character elements throughout, including, dramatic 3 m high ceilings, traditional timber flooring, chandeliers, VJ Walls, multiple living / show room areas. Internal stairs can be reconnected to access the lower level which has a current configuration of 2 rooms/ treatment rooms, living areas and or shop entrance. Summary • 440m<sup>2</sup> \* in Prime Commercial Precinct • Split living or dual tenancy potential • Able to re-configured back to a residential dwelling • Outstanding location with walking distance to all of Paddington's finest amenities • 4 Car Off Street parking • Live in the back rent out the front • Outstanding rental / investment returns from residential or commercial occupants Opportunities of such calibre are few and far between, act fast to secure a unique Latrobe Terrace property. Auction Ray White Paddington In-room Auctions 24th April 2024 6.30pm @ Paddington Tavern - 186 Given Terrace \* Where properties are being sold without a price, in accordance with government regulations a price guide cannot be provided. Please also note that the website being viewed may have filtered the property into a price bracket for functionality purposes. \* Land dimensions and zoning are sourced from Priceranger & B.C.C and should be used as a guide only