

6 Ward Street, Bardon, Qld 4065

House For Sale

Wednesday, 24 April 2024

6 Ward Street, Bardon, Qld 4065

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 405 m2

Type: House



Gianni Carbone
0413519336

For Sale Now

Prepare to fall in love with this delightful cottage, tucked away in leafy Bardon. Situated on an elevated 405m² block, the home is oriented to capture breezes and picturesque views, creating the perfect urban sanctuary. What would have once been an open verandah has been enclosed to create a very practical and versatile study, looking out onto the quaint front garden. The combined lounge and dining room is large and inviting, with beautiful honeytoned timber floors and high ceilings. It has a/c and a charming brick fireplace. The kitchen has timber benchtops and is perfectly positioned to access the huge, covered back deck. This is a superb outdoor area, providing ample room for lounging or dining while enjoying sweeping local views. There are two bedrooms; the Master is situated at the front and space has been borrowed from the enclosed verandah to create a clever walk-in robe. The bathroom has been updated and is stylish and modern. The property is positioned well on the block, resulting in a very large backyard that's also fully fenced – perfect for kids or pets to play. Underneath the deck has been paved creating a usable and protected space and there are also laundry facilities, a second toilet and secure storage. The property offers exceptionally comfortable living as it is, but there's also great potential to capitalise on this premium location and enhance the home even further with future renovations. It has been restumped, re-roofed, rewired and re-plumbed – so much of the boring and expensive maintenance work has already been done. This is a wonderful lifestyle location. It is a short stroll to Norman Buchan Park with its children's play equipment and dog park & Mt Cootha. The Bardon Shed is within easy reach, as are the shops, cafes and restaurants of Rosalie Village and Paddington's Latrobe Terrace. It's in the very desirable Rainworth State School catchment area and there are plenty of other quality schools close by. This property is a real cutie – but it's also a wonderfully comfortable home in a sought after location.