

**8/36 Collingwood Street, Paddington, Qld 4064**



**Sold Unit**

Thursday, 10 August 2023

8/36 Collingwood Street, Paddington, Qld 4064

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 163 m2**

**Type: Unit**



Philip Parker  
0412720248

**\$917,000**

Auction // Friday 4th August 2023 at 4:30pm | Onsite Delight in sensational sunlight, breezes, and sweeping views across the city and treetops from this beautifully renovated double brick unit. Located just 150m from the iconic Paddington precinct and capturing the perfect north-east aspect, buyers will experience an unbeatable lifestyle and sense of tranquillity with stunning vistas across Queens Wharf, Banks Street Reserve and Mt Coot-tha. Designed with the resident in mind, the spacious floor plan boasts two balconies, three large bedrooms, and a genuine separate lounge and dining space, flowing beautifully into the kitchen. Complete with Caesarstone benchtops, luxury Miele and Baumatic appliances, including a gas stove. Balconies off the living space and master bedroom offer peaceful retreats to relax or entertain, and the large windows and sliders invite a wealth of sunlight and frame the awe-inspiring backdrop. All three bedrooms include built-in robes and are serviced by a renovated bathroom and matching laundry. The exceptional storage continues in the oversized garage, which features hooks for bikes and is the only garage in the building with an extra storage alcove. Additional property features:- Private position within a small complex of 8- Core-filled cement walls for the utmost peace and quiet- Air-conditioning to the living area and main bedroom- Crimsafe security screens; fly screens; ceiling fans- High-quality block-out blinds; new window locks- Integrated floor-to-ceiling hallway cupboards- Oversized garage with extra storage and heavy duty hooks for bikes, etc.- Option to add extra storage in garage roof space- Apartment features new water and gas pipes and- Garbage chutes on each level Just footsteps from the most iconic part of the Paddington precinct, you can easily walk to famed cafes, restaurants, antique stores, galleries and boutiques. Bus stops are up the street, Woolworths, Suncorp Stadium, parks, schools and childcare are nearby. Positioned in a vibrant hive of culture, shopping, dining and entertainment only 3.5km from the CBD - there is no better place to live. BCC Rates: \$315 per quarter Urban Utilities: \$295 last quarter Body Corp: TBARental Appraisal: \$620 - \$670 per week Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. AUCTION DISCLAIMER: Due to REIQ legislation a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.