

**Address available on request, Paddington, Qld 4064**



**House For Sale**

Friday, 3 May 2024

Address available on request, Paddington, Qld 4064

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 579 m2**

**Type: House**

## FOR SALE!

An exceptional opportunity awaits savvy investors looking to secure commercial or mixed-use premises in a prime location on Latrobe Terrace. Surrounded by thriving businesses and residential investments, this property boasts a prominent position that ensures visibility and success. The approved development plan showcases a smart design that maximizes the potential of the land, taking into account the gradient and elevation to optimize profitability. Whether you're looking to occupy the existing dwelling or embark on a full-scale renovation and development project, this property offers a wealth of possibilities. Key features of the development approval include: - Conversion of the street-level dwelling into commercial space, featuring a retail showroom and three offices - Addition of a two-bedroom, two-bathroom unit and a one-bedroom plus study, one-bathroom unit - Provision of four basement car spaces and storage - Installation of a lift - Availability of five open car spaces

The current dwelling boasts: - A generous 579m<sup>2</sup> area with a 15-meter street frontage - Serene suburban views at the rear of the property - An expansive living area adorned with character features - A functional kitchen - A bathroom with shower and inclusive toilet - Covered front and rear verandahs

With its adaptable floor plan, this property offers a range of opportunities and will appeal to investors with a keen business sense seeking premises in a high-profile location for a commercial venture or a lucrative addition to their property portfolio.