

3 Willmet Street, Townsville City, Qld 4810

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PROPERTY

House For Sale

Saturday, 29 June 2024

3 Willmet Street, Townsville City, Qld 4810

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 724 m²

Type: House

Auction

The Link to Register Your Interest or Bid Online: <https://buy.realtair.com/properties/134803> Affectionately known as "Coates Cottage" this charming, inner-city Queenslander dates back to circa 1920s and has stunning views to the southeast that take in some amazing local landmarks such as QLD Country Bank Stadium, The Sugar Shaker, Mount Stuart, Castle Hill, Palmer Street precinct, the Marina & Yacht Club, Flinders Street Heritage buildings, and much more. The view by day is gorgeous enough, but by night it becomes simply spectacular with the vibrancy of our beautiful city constantly changing and twinkling right before your eyes. There is always something to look at and it provides the most wonderful backdrop to sit and relax and unwind after a long day or entertain the largest of gatherings in style. The current custodians of the property have completely transformed it since taking ownership in 2014, creating essentially two fully renovated two-bedroom cottages, connected internally via an electric lift, as well as stairs at the back deck to the rear giving you plenty of options depending on your needs. Presently residing on the upper story, the owners have created the perfect inner-city Airbnb with almost brand new, modern furnishings on a tasteful colour palette that will have you coming back over and over again. This could create the perfect place to live and earn an income, or perhaps have either older children or extended family all living under the one roof yet maintaining a certain degree of independence; there really are lots of options. With the transformations on the home taking place strategically between 2019 and 2023 and carried out masterfully to ensure the integrity of the home's character and history was upheld, it is fair to say the end product was well worth the effort and we are sure the market will agree. Uniquely positioned in the absolute heart of the city on the sought-after Melton Hill, inspections are welcome by appointment and all offers are invited immediately. The Property- Coates Cottage Circa 1924 is now the perfect blend of yesteryear charm and modern-day elegance and style- Well-positioned on a prime inner-city 724m² block with stunning views taking in so many iconic Townsville landmarks- Stage 1 of the renovation occurred in 2019 and involved moving the home slightly back on the block, raising to legal height and putting the slab down underneath, and creating the rear deck upstairs- Stage 2 of the renovation occurred in 2020 and involved building the carport at the front and the driveway, and also building the shed/workshop to the very back of the site- Stage 3 of the renovation occurred in 2021 and involved completely building in the downstairs cottage and fully renovating the upstairs bathroom at the same time- Stage 4 and the final part of the renovation occurred in 2023 and involved creating the side deck, adding the roof above the upstairs back deck and fully renovating all of the upstairs level- Both kitchens feature high-quality fixtures and fittings including stone surfaces, gas cooktops, and dishwashers, and are positioned to enjoy those sweeping city views- Both bathrooms also very well-appointed with quality fixtures and fittings, stone surfaces to vanities, and have a modern decor that is both inviting and soothing- 2.7m high ceilings throughout on both levels allowing cool breezes and natural light into every corner- Modern LED lights and quality fittings and all fans have been upgraded, as has all of the electrical to both levels presenting in an 'as new' condition- Both levels connected internally via a remote-controlled electric elevator, great for the elderly extended family and being so compact it does not impact on the living space very much at all- All bedrooms are generous in size and feature split-system air-conditioning and quality joinery for built-in robes, really adding to the high-end feel- Both open plan living spaces on each level are fully air-conditioned with large split system units- 8.5KW solar system to help with those energy costs- Outdoor claw-foot bathtub and shower above where you can lay back after a long day and soak in those views and there is also a separate, enclosed toilet great, for when entertaining a gathering- Versatile layout that suits either buyers with older or twentysomething children still at home that want that separation and independence, or for those with live-in grandparents and also needing that independence- The current owners live in the upper level and enjoy income via the fully furnished ground floor as an Airbnb proposition, which could suit somebody looking for that retirement or supplement income- The other alternatives are to purchase the entire offering as an investment either via the short-term route or permanent let situation, or simply let out one level and keep one permanently yourself if you visit Townsville often during Cowboys/V8's or have children attending boarding school - this is the perfect option! The Location- Prime, inner-city location with water views and views to some of Townsville's most iconic landmarks- Walking distance to The Strand beachfront and Jezzine Parklands- Walking distance to Gregory Street restaurant and café precinct, as well as other specialty stores- Walking distance to Coles Shopping Centre and take-away outlets- Walk to St Joseph's The Strand & St Patrick's College - Close proximity to Castle Hill's extensive hiking trails - Close to public transport links" If this property is being sold by auction or without a price a price guide can not be provided. The web site may have filtered the property into a price bracket for web site functionality purposes"