

**47 Channon St, Gympie, QLD, 4570**



**Sold House**

Thursday, 22 August 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Inner City Queenslander!

If old world charm and character, modern convenience, and central location are all things that are important to you then you need to inspect this tastefully renovated grand old girl. Welcome home to "Channon Cottage" - 47 Channon Street Gympie. \* Please note this property now has a 6 month lease in place\*

This Queenslander, which sits on a large 835m<sup>2</sup> corner block has been transformed from a basic 100 year old 3 bedroom 1 bathroom cottage to a 4 bedroom 2 bathroom stunning residence that will tug at the heart strings of every buyer who is looking for something special. The attention to detail and master craftsmanship is evident throughout the renovation with quality work being carried out by a licensed well respected customer builder and his team of trades.

The master bedroom features a large walk-thru robe that leads you into the ensuite, with a large walk-in shower and stunning floating timber & stone vanity, with gold matte finishes and floor to ceiling tiles. The main bathroom has the same look but also features a large freestanding tub, taking the luxury level up a notch.

In the kitchen the updated colour scheme of sage green with brass fittings and timber bench tops with new cooktop and a large walk-in pantry, has brought the entire room into the modern era and the views from the kitchen sink make this a space anyone would be happy to spend time in.

The lounge area has retained the original beautiful central timber arch feature that divides it from the dining area that adjoins the kitchen. Entry from the side of the home brings you into a mud room sitting area, giving you a great "drop off" zone or another spot to just sit and chill.

The 2nd bedroom backs onto the main has the added bonus of a private verandah accessed through a timber feature door. The 3rd bedroom is the ideal teenagers retreat with a built-in cupboard and study nook providing a cool place for the kids to hide away or do their homework. The 4th bedroom is oversized and is currently set up as an office which can be accessed from the mud room & the front verandah, making it ideal for a home business operator, as clients don't need to enter the privacy of the home at all.

Upstairs has seen the addition of a new internal laundry, rarely seen in Qldrs of this age and downstairs has been fully enclosed providing plenty of storage under the house as well as an handy "outdoor kitchen" and a toilet so that when you're entertaining in the alfresco area with fire pit, there's no need to trapse back upstairs into the house.

Outside the original shed has been converted to provide 2 car undercover accomodation but there's also plenty of open space for off-street parking for owners or visitors. The front verandah is one of the nicest spots to sit and spend time together and can also be accessed directly from the street with a paved walkway leading in from the front gate.

12 foot high ceilings, VJ timber walls, timber floorboards, casement and sash windows, some with original leadlight panels are all character features that make this property stand out from your average "cookie cutter" modern home.

The home is literally a 2 min walk to the Goldfields shopping centre with all the benefits of a major supermarket, retailer, doctors surgery and pharmacy. And if you enjoy dining out, you have a myriad of choices with local restaurants, cafes, clubs and take-away food outlets just moments away. From here, everything is close by.

Character homes like this don't come along too often especially having had all the work done in the places that matter, so get in quick. To book your inspection visit our website or give us a call at Yamba realty group Gympie. We look forward to speaking with you soon.

**\*\*DISCLAIMER** - Although Yamba Realty Group Gympie have provided all information related to this property to the best of our knowledge and resources, we shall not be held accountable or responsible for its accuracy. We always recommend all prospective buyers conduct their own independent research and consult their own professionals to conduct their own

due diligence before purchasing\*\*