

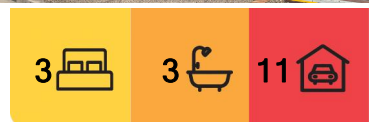
## Milton, 1/249 Coronation Drive

SOLD BY JACKSON CHOW & DEBBIE CHOW

Constructed in 1888-89 for Joseph Blain Cook, this dual-entrance 613 SQM stunning heritage-listed building boasts phenomenal panoramic views across the Brisbane River, and a flexible floorplan to suit any number of business or personal real estate endeavours.

Previously a prestigious rental property to many prominent citizens and even a politician, the remarkable location of this prime residence is highly desirable for restaurateurs, business owners, lucrative investors, or buyers looking to create their own personal paradise.

Zoned as MU1 code - MIXED USE to provide for a variety of uses and activities, including, for example, BUSINESS, RETAIL, SERVICE INDUSTRY, TOURIST ACCOMMODATION or LOW IMPACT INDUSTRIAL USES or GORGEOUS EXECUTIVE RESIDENCE.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/9WZEF4R](http://ljhooker.com.au/9WZEF4R)

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**LJ Hooker Property Partners**  
07 3344 0288

Main features:

- Iconic heritage-listed building constructed in the late 1800s with original ornate features
- Encapsulating panoramic views across the Brisbane River through wrap-around glass windows
- Prominent corner position at Coronation Dr and Park Rd, seconds to buses and city cat ferry!
- Multi-functional space: perfect for restaurants, most recently used as expansive office space
- Six restrooms can easily turn into SIX BATHROOMS.
- Convert into your personal three-storey paradise, with plenty of bedrooms and indulgent entertaining zones enjoying the mesmerizing river views!
- Largest unit of the six, with 11 SECURE UNDERCOVER CAR BAYS (six currently leased for sizeable return)
- TWELVE VISITOR CAR PARKS IN FRONT OF THE UNIT

In a coveted and breezy location looking out to the Brisbane River, this Milton masterpiece is barely 70 metres to buses, 100 metres to the city cat ferry, and an easy 650 metre walk to trains at Milton station, all of which will zoom you over to or from the Brisbane CBD in a heartbeat! Merely 2 km to the bustling lifestyle of the city, this prime position is perfect for businesses, restaurants, or just luxe living!

This sprawling unit boasts an impressive 613 sqm across three levels, with a secure carpark hosting 11 coveted cityside spaces - six of which are currently leased out.

Exuding elegance and character, this beautiful building features ornate framework along the covered patios and balconies and is enclosed in simple landscaping so as not to obstruct the riverside views from the expansive panoramic glass windows.

The current configuration of the property includes a spacious reception area, private boardroom, multiple offices, and open plan work areas. As the residence is also equipped with two industrial kitchens, a freezer and cold room, wine cellars, and a large bar upstairs, it could easily be converted back into an impressive and stylish restaurant. Soaring ceilings, chandelier lighting, bay windows, panoramic glass walls, and intricate timber framework all exude an upper-class experience. The original fireplaces and modern air-conditioning combine to create a comfortable environment for all guests or patrons.

The professional kitchens are already fit out with plenty to start your business, including large stainless-steel splashbacks, under bench fridges, shelving, a gas line to the massive stove burners, a deep fryer, and an industrial exhaust system. Whether using this space for your own food entrepreneurial ambitions, or even renting it out to a pop-up, takeaway, or food stall company, it won't take much before the staff will be cooking up something delicious!

If you're looking for a slice of paradise to create a wonderful home for your family, then this spectacular and unique residence is sure to excite! With a stunning blend of the classic, historical, and modern elements encompassing this prestigious property, you will feel like royalty waking up in your palace to the breathtaking views across the Brisbane River.

Perhaps you will feel inspired to turn one of these ornate rooms into a personal library. Maybe you will make the most of the industrial kitchens and host exceptional, catered



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soirees for friends and family, set to the backdrop of the city - just a quick trip away from bustling nightlife to keep the party going! The possibilities are endless, and a prominent prospect such as this is an exceptionally rare find.

Indulgence, sophistication, and history combine to create this absolute masterpiece at Cook Terrace. If you have big dreams, call Jackson Chow today so you don't miss out on this once in a lifetime opportunity!

PARKING - ENTER VIA 60 PARK RD TO THE VISITOR CARPARK.

Sunnyvale Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
 ABN 39 633 082 112 / 21 107 068 020

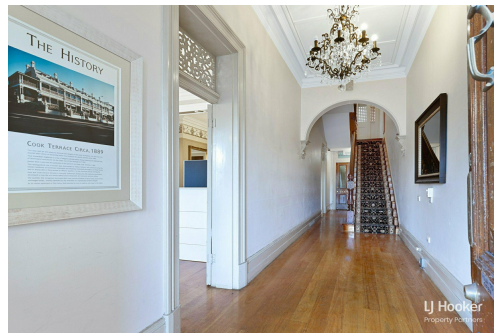
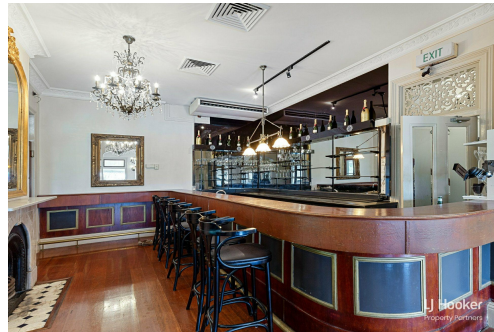
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## More About this Property

Property ID	9WZEF4R
Property Type	House
House Size	567 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Secure Parking

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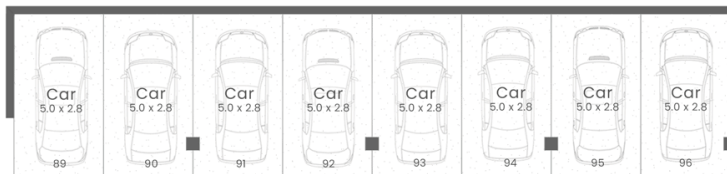
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ACCESS TO  
PARK ROAD



:: GROUND FLOOR - 3.6m Ceiling

CORONATION DRIVE



:: FLOOR PLAN - Basement 4  
(Not Actual Location)

:: FIRST FLOOR  
3.3m Ceiling

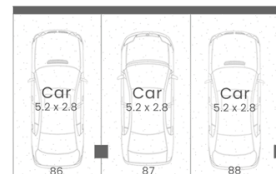
Brisbane River Views



:: SECOND FLOOR  
2.9m Ceiling

Brisbane City Views

:: FLOOR PLAN - Basement 4  
(Not Actual Location)



COOK TERRACE BUSINESS CENTRE

6/249 Coronation Drive MILTON

567m<sup>2</sup>

11 Car

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Internal 566m<sup>2</sup> | Verandah & Covered Decks 36m<sup>2</sup> | Cellar 11m<sup>2</sup> | Total 613m<sup>2</sup>  
Carspaces 155m<sup>2</sup> | External Services & Deck Areas 20m<sup>2</sup>

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**pdc.**

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