



28 Plunkett Street, Paddington




## ELEVATED COTTAGE - MOVE IN READY!

A home of warmth and character, this charming three bedroom cottage embodies the timeless appeal of Paddington living. Resting behind its striking triple gabled facade, the property celebrates traditional design elements with polished timber flooring, VJ panelled walls, and soaring ceilings that invite light and breezes throughout.

The central kitchen is fitted with modern appliances and a practical layout, connecting easily to the dining and living spaces. Walk out to an elevated deck where leafy views create a peaceful backdrop for morning coffee or evening entertaining. Bedrooms are generous in size and retain the home's period character, while the bathroom features contemporary finishes with a walk-in shower and floating vanity.

Surrounded by substantial homes designed and constructed by celebrated firms, the property presents the perfect opportunity to acquire a charming home with immense potential. Outdoor zones include a private courtyard and a spacious backyard, creating a relaxed setting that complements its heritage features.

Positioned within walking distance of Paddington's vibrant café scene,

3  1  0 

**FOR SALE**  
OPEN TO OFFERS

### AGENTS

Dean Hamilton  
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Harry Harris  
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### AGENCY

LJ Hooker Stafford  
(07) 3357 1888

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

boutique shopping, and excellent local schools, it offers a lifestyle that is both convenient and highly desirable.

#### FEATURES:

- Spacious main living and dining area.
- Substantial kitchen with ample storage & stainless steel appliances.
- Primary with built-ins and direct access to the rear deck.
- Repainted throughout the inside.
- High 10ft ceilings.
- Potential to build in under without having to raise any higher.
- Flood free 425sqm block.
- Proven investment with 10 years rental history.

Opportunities that present this much value rarely come to market, call Dean & Harry today for the sales report and rental appraisal!

#### MORE DETAILS

Property ID	1DXVF4N
Property Type	House
Land Area	425 m2
Including	Balcony Deck Outdoor Entertaining Built-in-Robes Fully Fenced

#### Dean Hamilton 0400 799 447

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#### Harry Harris

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## 28 Plunkett St, Paddington



### FLOOR AREA SIZES

Internal	95.0m <sup>2</sup>
External	24.7m <sup>2</sup>
<b>TOTAL</b>	<b>119.7m<sup>2</sup></b>

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

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