



46 Bellambi Street, Toogoolawah

Where Heritage Craftsmanship Meets Contemporary Living

Forty six Bellambi Street is offered for sale after three years of careful restoration by the current custodians to suit life in the twenty first century. Situated within walking distance of the main shopping precinct, this weatherboard house sits high on the ridge to capture the prevailing breezes.

Built circa 1918 from timbers such as iron bark, wide pine flooring, cedar window frames, it showcases the craftsmanship and detail of a bygone era, 12 foot ceilings, decorative fretwork, French doors to a verandah with its many unique decorative architectural features. Such craftsmanship is unlikely to be repeated.

Two front bedrooms access the north facing front verandah with views over the township of Toogoolawah. Each bedroom has a new DC fan and has been freshly painted. From the verandah, the parachuters from the Drop Zone can be seen drifting gracefully towards their goal. The verandah is rarely without a breeze and its roof has been fully lined to add comfort during the summer.

A hallway runs from the verandah and takes you past the refurbished bathroom with new hand basin with Brodware taps, toilet, shower and

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FOR SALE
Offers Over \$825,000

VIEW
By Appointment

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linen cupboard into a large living/dining room and from there into the kitchen / breakfast room. The lounge room also opens on to the eastern side of the verandah and has a new Mitsubishi 6.5kw console air conditioner. The third bedroom is off the hallway.

Roman blinds made from William Morris fabric to fit the era of the house have been installed in two bedrooms on the western side.

The kitchen has been refurbished with new cabinetry, bench tops, pantry and a pot drawer. Pressed metal lines the wall around the bench tops. A double Franke sink is located at the western casement window giving an outlook onto the garden. A new electric off peak hot water system feeds the kitchen and bathroom providing instant hot water.

The breakfast room and its original south facing, sliding windows provides a very private space.

All the windows are original and have been refurbished to keep within the era of this house.

A second toilet is to be found at the top of the back landing with the laundry underneath the house. The back stairs have a comfortable overhang for protection from the weather.

In keeping with life in this era, a cool arbour lined with pebbles is to be found beneath the front verandah – an ideal spot for ferns and relaxing on a summer's day.

The lockable garage with an adjoining bush house is in the back garden. A fully lined concrete tank and pump provide rainwater for the garden.

All three sides of the property are fenced.

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MORE DETAILS

Property ID	A19HES
Property Type	House
Land Area	1012 m2
Including	Toilets (2)
	Deck
	Outdoor Entertaining
	Floorboards
	Secure Parking
	Fully Fenced
	Water Tank

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