



24 Wellesley Street, Wellington Point

Unexpected Spaces, Unmistakable Charm

Springvale Cottage - beautifully renovated, thoughtfully designed and brimming with character, this distinctive cottage delivers a wonderful blend of stylish interiors, versatile living and enchanting outdoor space.

Designed for effortless indoor-outdoor living, the main living areas extend seamlessly to the outdoors including a gorgeous back deck overlooking the fishpond and pool, surrounded by tranquil gardens.

The interior of the cottage is flooded with an abundance of natural light and carefully designed with quality finishes throughout.

A standout feature is the separate rear building, complete with a kitchenette, bathroom, mezzanine and designated outdoor seating area.

Springvale Cottage:

- " Open plan kitchen, dining and lounge area with feature electric fireplace, glass alcove shelving, feature lighting and plantation shutters —all flooded with natural light and opening front and back onto secluded, peaceful outdoor living spaces.
- Additional living area with doors to the back deck.

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FOR SALE

Offers Invited

VIEW

By Appointment

AGENTS

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- Stunning kitchen at the heart of the home with stone benchtops, large breakfast bar, double sink, electric oven and cooktop, pantry and loads of storage.
- Master bedroom with bay window, fan, air conditioning and ensuite. Ensuite features an oversized shower with glass barn door and seating, large vanity and toilet.
- 2nd Bedroom with fan.
- Beautifully renovated family bathroom with sink, toilet, shower with feature tiling.
- Compact, functional laundry space
- Extras include vinyl plank floors and plantation shutters throughout, 6.5kw solar system with 10kw battery, sky light, reverse cycle split system air conditioning and fans throughout.

Studio/Annexe:

- Separate large studio with open plan living area and kitchenette.
- Bathroom with shower, vanity and toilet
- Sliding doors open onto an awning covered deck
- Dedicated outdoor seating area overlooking pool
- Mezzanine level storage
- Council approved and fully insulated with RC air-conditioning

Outside:

- Large, private, insulated back deck with washed timber and fan
- Plunge pool with pool lights
- Beautifully landscaped gardens, feature vertical wall garden
- Fishpond with water feature
- Potting area, potting shed and sink
- Feature night lighting
- Astro turf
- Front deck and landscaped front gardens
- Undercover parking for 3 vehicles
- Single bay shed with workshop space and rollerdoor

Dream location —exclusive address only a stroll to the pub, cafes, restaurants and shops at Wellington Point village, walking distance to the train station and easy commuting distance to Brisbane CBD. Close to world class schools including Ormiston and Redlands College. This property provides the perfect backdrop for a Bayside lifestyle.

Call now to book an inspection at this gem of a home and become part of this tightly held community.

MORE DETAILS

Property ID	BUSDF2S
Property Type	House
Land Area	568 m2
Including	Air Conditioning Deck

Karen Renouf 0413 473 461

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Total Approx Floor Area: 219m²

PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.

Team Renouf **LJ Hooker**
Property Centre

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