

37 Latrobe Terrace, Paddington, QLD, 4064

property***boutique***

House For Sale

Saturday, 16 November 2024

37 Latrobe Terrace, Paddington, QLD, 4064

Bedrooms: 3

Bathrooms: 3

Parkings: 3

Type: House



Aunard de Camp
0418743105

DA-Approved Mixed-Use Property Heritage Charm & Modern Flexibility in Paddington

Discover the perfect blend of heritage appeal and modern functionality with this rare DA-approved property in Brisbane's sought-after Paddington, just 3.5 km from the CBD. This versatile site offers multiple options for investors, owner-occupiers, or business owners, with unmatched flexibility to complete the project in stages or all at once.

Property Highlights:

📍 **Cottage:** Retaining its circa 1903 Queenslander charm, the cottage includes DA-approved spaces for a café (18 patron capacity and outdoor dining) and two retail areas (street level and lower level, totalling 85 m²) plus one dedicated off-street car park.

📍 **Luxury Residence:** DA-approved for a spacious 148 m², three-bedroom home at the back of the property, featuring city glimpses, double car accommodation, a pool, and an elevated terrace.

Flexible Options:

📍 **Live & Work:** Reside in the luxury home while running a business from the cottage's retail spaces.

📍 **Maximise Income:** Lease both the commercial and residential spaces for a diversified revenue stream.

📍 **Custom Staging:** Complete the project in phases or as a single development to suit your timeline and investment strategy.

Location: Situated on 403 m² in Paddington, this property captures scenic city glimpses and enjoys a north-east aspect with breezes and natural shade from nearby hills. Known for its vibrant café scene, boutique shopping, and traditional Queenslander architecture, Paddington also benefits from proximity to Suncorp Stadium adding year-round visitor appeal to this high-traffic area.

This unique property combines heritage charm with premium development potential in one of Brisbane's most desirable suburbs. Whether you're looking to live, work, invest, or redevelop, this site provides an exceptional opportunity to shape a legacy in Paddington.

Inquire today to explore the full potential of this DA-approved gem.

Disclaimer:

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