

Place.



## 22 Evelyn Street Paddington QLD

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Welcome to living in the heart of Paddington, where charm meets convenience! This Queensland cottage is nestled in a serene, leafy street that offers tranquility and privacy. With its prime location and enticing features, this property is sure to capture your heart.

Step inside this charming home and be greeted by a spacious open plan living area, polished timber floors, VJ walls, and large windows that seamlessly flow to the private north-facing back deck. It provides the perfect lifestyle combination, bathed in year-round natural light. Two bedrooms are fitted with BIRs. Air-conditioning in the lounge and main bedroom ensures extra comfort during hot summer days, while ceiling fans throughout enhance air circulation. There's a light and airy third bedroom, a good-sized family bathroom with laundry space and separate toilet.

**Land Size** : 354 sqm

**View** : <https://www.placeproperty.com.au/sale/qld/city-north/paddington/residential/house/7641645>



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Approx. Floor Area | Internal 89 m<sup>2</sup> | External 162 m<sup>2</sup> | Total 251 m<sup>2</sup>

Unless otherwise stated, all dimensions are in metres. Stair arrows indicate the upward direction. This plan and information contained within is for illustrative purposes only and not guaranteed to be exact. Interested parties should make their own enquiries.

