



Danielle Bowie, with daughter Talullah, 'completely gutted' her Coorparoo workers cottage when they moved in - and is now looking for a new creative challenge. Picture: Darren England.

AUCTION PREVIEW

SMALL HOME WITH HUGE CHARACTER

Following a wholesale renovation courtesy of its architect owner, this is one property that lives up to the claim that there is nothing left for the new owners to do, writes Amanda Lucas

Six years ago, Danielle Bowie fell in love with the rusty tin roof on a workers cottage at 9 Rowland St, Coorparoo.

It was the catalyst for a major renovation project, unlike any other the architect had embarked on previously.

"It was the roof and the form of the house I loved," Ms Bowie said. "When we first moved in, we gutted it completely."

Ms Bowie, who now works for council as an urban designer, did all the drawings and managed the construction.

"Everything is new except the structure, but having said that, some of the structure is new too, so we kept the form," she said.

"We were thinking of raising it, but I didn't want to alter the proportion."

Completed in 2015, Ms Bowie has enjoyed living in the stylish two-bedroom, one-bathroom home with her active toddler Talullah.

A desire for more space and a yearning to start a fresh creative venture is behind

the decision to put it on the market.

"I need another project. I'm only working part-time and I need something else to do," she said.

"Somewhere bigger; not the scale of this renovation, but more aesthetics."

Remaining in the area is on Ms Bowie's wish list. "I like how leafy it is and it's so close to the city," she said. "It's got everything but you're not miles away."

Her fully-fenced 405sq m block is at the end of a cul-de-sac within walking distance of bikeways and parks.

Place Bulimba's Shane Hicks said it was a great "entry-level opportunity".

"It's a good alternative to buying a unit or townhouse," he said.

Coorparoo's median house price is \$850,000. The suburb is popular with young professionals seeking a shorter commute, large units and Queenslander-style homes.

The on-site auction of 9 Rowland St is scheduled for 9am today.

SNAPSHOT

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Sales

TOP FIVE AUCTIONS

1 11 St Raphael Tce, Bundall	\$1,700,000
2 60 Lexton St, Stretton	\$1,691,000
3 544 Cavendish Rd, Coorparoo	\$1,370,000
4 5 Moray Ct, Benowa	\$910,000
5 14/41 Racecourse Rd, Hamilton	\$885,000

TOP FIVE PRIVATE TREATY

1 30 Buccaneer Ct, Surfers Paradise	\$3,600,000
2 151 Frizzell St, Stretton	\$2,738,000
3 28 Piermont Pl, Cleveland	\$2,450,000
4 1292 Ripley Rd, South Ripley	\$2,100,000
5 3 Seamount Qy, Noosaville	\$2,100,000

On the market

NUMBER OF PROPERTIES

\$0-\$299,999	Houses	3576
\$0-\$299,999	Units	2401
\$300,000-\$499,000	Houses	7689
\$300,000-\$499,000	Units	3521
\$500,000-\$699,000	Houses	4086
\$500,000-\$699,000	Units	1060
\$700,000-\$999,000	Houses	2233
\$700,000-\$999,000	Units	461
\$1 million+	Houses	1259
\$1 million+	Units	287

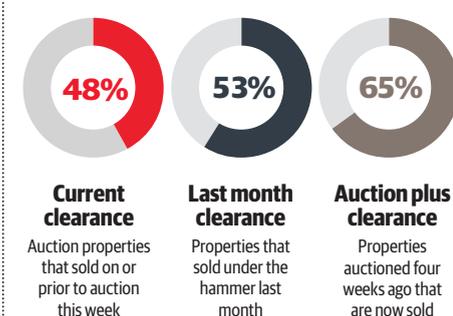
Median Prices

BRISBANE HOUSES
\$510,000

BRISBANE UNITS
\$405,000

BEST BARGAIN QLD
\$66,000
2/55 Drayton Rd, Harristown

QLD Auction Clearance



Results

Reported auctions	95
Sold at auction	28
Sold before auction	18
Withdrawn	7
Passed in	42
Sold after auction	0

Auction effectiveness
65% WARM

Trend 12%

Private treaty 32,356 QUEENSLAND	Auctions this week 1063 QUEENSLAND	New listings 1563 QUEENSLAND	General days on market 36 BRISBANE	Auction days on market 33 BRISBANE
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