

**106 Heal Street, New Farm, Qld 4005**



**House For Sale**

Tuesday, 16 January 2024

106 Heal Street, New Farm, Qld 4005

**Bedrooms: 4**

**Bathrooms: 3**

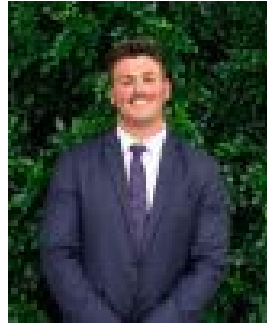
**Parkings: 4**

**Area: 316 m2**

**Type: House**



Nick Mogridge  
0733580621



Marty Foelz  
0732541022

## Auction

The epitome of luxury in the heart of New Farm, this modern masterpiece leaves no stone unturned in the pursuit of excellence. Within walking distance of vibrant James Street, this exceptional residence offers a lifestyle of unparalleled enjoyment, promising easy living and effortless entertaining for families and professionals alike. Sleek and sophisticated, this one-of-a-kind home offers versatile living spaces both inside and out, with polished concrete flooring and wall-to-wall glass providing seamless transition throughout. The gourmet kitchen glistens with NEFF appliances, while the 400-bottle wine cellar and private bar accommodate the largest of gatherings. The outdoor terrace boasts a built-in barbeque, swimming pool and sundeck, while the main living room offers a gas fireplace for the cooler winter months. The primary suite is a luxurious affair, while three additional bedrooms, two additional bathrooms, a study and a library cater to families with ease. Positioned on sought-after Heal Street, this home affords residents the best of New Farm living, with an abundance of cafés, bars and restaurants within easy walking distance. New Farm Park, Teneriffe Park and New Farm Riverwalk are minutes away, with Gasworks Plaza, Howard Smith Wharves and the Brisbane Powerhouse also within proximity.

**Inclusions:**

- Gated front entrance with keyless entry
- Open plan living and meals spaces plus separate family room
- Gourmet kitchen with Caesarstone countertops and NEFF appliances
- 400-bottle wine cellar and private bar with LED lighting
- Entertainers alfresco with outdoor kitchen, built-in barbeque and wine fridge
- Swimming pool with water feature and lounging deck
- Primary suite with custom shelving, built-in robes and walk-in-robes
- Private ensuite with double vanity, rainfall shower and freestanding tub
- Three additional bedrooms, each with mirrored built-in robes
- Two additional bathrooms and European laundry
- Versatile library room and study nook with built-in shelving
- Ducted air conditioning, ceiling fans and gas fireplace
- Polished concrete flooring and imported Italian tiling
- Smart home with security system, automated lighting, sound and blinds
- Double remote-control garage and additional off-street parking

Within walking distance of James Street and New Farm Park

- Minutes from Gasworks Plaza and Howard Smith Wharves
- Less than 250m from highly regarded New Farm State School
- Less than 3kms from Brisbane CBD with easy access to bus and ferry services

Auction, Tuesday 6th February from 5:30pm, In-Rooms at Ray White New Farm, if not SOLD prior. To enquire about this property or arrange an inspection, contact Nick Mogridge on 0423 059 709 or Marty Foelz on 0487 158 879. This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.