

**109 Annie Street, New Farm, Qld 4005**

Place. **P**

**House For Sale**

Friday, 29 March 2024

109 Annie Street, New Farm, Qld 4005

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 506 m2**

**Type: House**



Sarah Hackett  
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## Auction

Auction Location: In-Rooms | Place Estate Agents - 10 James Street, Fortitude Valley

Perfectly balancing spacious proportions with a city-central location, this dual-level property is set on a rare 506sqm allotment in the heart of vibrant New Farm. Available with plans from Shane Marsh Architect to create your dream residence, this spectacular home just a stone's throw from the fashionable James Street and Howard Smith Wharves precincts boasts a swimming pool and 345sqm of refined living. Showcasing a classic character facade that gives the property marvellous street appeal, the property also features polished concrete and timber floors. Lofty ceilings, VJ walls and a fresh white colour palette also come together to create an attractive setting. On the residence's ground level, a spacious open-plan living and dining area feels wonderfully airy and welcoming. Benefitting from integrated joinery and glass bi-fold doors, this sophisticated central space adjoins an excellent kitchen displaying a breakfast bar, quality appliances and ample cupboard storage. A seemingly endless plethora of acclaimed restaurants and cafes are essentially right on your doorstep, providing exceptional culinary options for residents. Continuing the entertainment options outside, a large rear deck lends itself to relaxed al fresco meals and grand celebrations. There is also a sparkling in-ground swimming pool and a spa, plus a fully-fenced grassed rear yard that those with children and pets will appreciate. Finishing this level is a full bathroom and a separate laundry, while an ensuited master bedroom encompassing a walk-in robe and a private covered deck is upstairs. Three additional bedrooms are serviced by a well-appointed main bathroom; two connect to a shared front verandah. Complete with a secure dual garage and superb storage, the home also includes air-conditioning and downlights. Only minutes from Brisbane's CBD, this sensational property is close to New Farm Park's manicured gardens and the Brisbane Powerhouse theatre. Numerous city-bound bus stops, scenic riverwalks and the New Farm Park Ferry Terminal are nearby. Gasworks Plaza's conveniences and the Fortitude Valley train station are easily accessible from this address, as well. Offering proximity to Brisbane Grammar School, Brisbane Girls Grammar School and Saint Joseph's College, this incredible residence is also a short distance from QUT's Kelvin Grove and Gardens Point campuses. UQ's Saint Lucia and TAFE Queensland's South Bank campuses are a quick commute away. Do not miss this exclusive opportunity – call to arrange an inspection today.