

**13 Alford Street, New Farm, Qld 4005**

Place. 

**House For Sale**

Thursday, 18 April 2024

13 Alford Street, New Farm, Qld 4005

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 196 m2**

**Type: House**



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## For Sale

Nestled within the vibrant heartbeat of New Farm, this exceptional freehold residence embodies the epitome of inner-city living at its finest. Effortlessly fusing contemporary elegance with everyday functionality, this residence provides a seamless balance to suit any lifestyle. Immersed in serenity, the home captivates from the moment you arrive, boasting a contemporary facade that is complemented by lush, mature front gardens. Stepping into the entryway, which is punctuated by an internal atrium, you're greeted by a harmonious blend of exquisite timber floors underfoot, louvered windows and a versatile neutral colour palette, creating an atmosphere of timeless appeal. The open-plan living and dining area serves as a seamless canvas for both vibrant social gatherings and moments of rest. Offering seamless indoor-outdoor transition, glass bi-fold doors unveil a covered rear deck and a fully-fenced private courtyard. Here, meticulously-landscaped gardens encircle a spacious patio, providing an idyllic setting for relaxation and cherished moments with loved ones. For those passionate about cooking, the gourmet kitchen is adorned with luxurious stone waterfall-style benchtops, sleek 2Pac cabinetry and top-of-the-line Miele appliances, offering the perfect space to craft culinary masterpieces with ease and sophistication. Upstairs, the master suite offers a serene retreat complete with a charming Juliet-style balcony, ample storage and a luxurious ensuite. Two additional bedrooms with built-in wardrobes, a separate office area and a well-appointed main bathroom with floor-to-ceiling tiling and a shower over bath complete the upper level. Luxury abounds with features like zoned ducted air-conditioning, separate laundry room and powder room on lower level, Vacu-Maid, Hills Home Hub, security system, built-in safe, rainwater tank and ample storage throughout. Furthermore, a single lock-up garage, storage area and extra driveway space ensure convenience is always at your fingertips. Positioned in one of Brisbane's most popular suburbs, this New Farm property offers an exclusive lifestyle choice that will be envied by many. Everything this coveted Brisbane suburb offers is within close proximity, such as local schooling options, riverwalks, James Street, Howard Smith Wharves, New Farm Park and the Brisbane Powerhouse theatre, along with the Sydney Street and New Farm Park CityCat terminals. With its ideal positioning and abundant offerings, this impeccably crafted home is certain to captivate even the most discerning buyer, promising a lifestyle of luxury and convenience. Inquire today to secure your slice of paradise. Disclaimer 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