

136 Annie Street, New Farm, Qld 4005



House For Sale

Thursday, 18 April 2024

136 Annie Street, New Farm, Qld 4005

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 301 m2

Type: House



Aaron Woolard
0421145386



Flyn Park
0457914944

Auction

Auction Location: On-Site Presenting a harmonious blend of versatility and a sense of liveable luxury in one of Brisbane's most sought-after enclaves, this meticulously redesigned three-bedroom-plus-studio residence stands as a testament to exquisite craftsmanship and meticulous attention-to-detail. Boasting an indulgent swimming pool, incredible entertaining options and a separate dwelling tailored for dual-living or rental opportunities, this sanctuary is mere steps away from an abundance of renowned retail and dining destinations. Expertly rebuilt by Design & Beyond Architects, the property complements its cosmopolitan setting with a bold yet timeless facade. Upon entering, the interior exudes sophistication with hardwood timber floors, stylish concrete accents, lofty three-metre-high ceilings and a sleek monochromatic colour scheme that adorns every corner. Benefitting from an intelligent layout, the main residence boasts a spacious open-plan living and dining area featuring a beautiful suspended fireplace and an integrated concrete bench. Offering a constant visual connection to the lush tropical gardens, floor-to-ceiling glass doors and windows lead you to the fully-fenced yard complete with a magnesium in-ground swimming pool. Unwinding and entertaining here transports you to the ambiance of a private villa, tucked away in a distant paradise. Providing all the essentials for preparing a delicious meal or hosting an unforgettable celebration, a spectacular kitchen displays European appliances, a breakfast bar and ample cupboard storage. Ensuring residents have a wealth of excellent dining options available to them, a slew of acclaimed restaurants, cafes and bars are a stone's throw away. Upstairs, the luxurious master suite offers breathtaking city views, a spacious walk-in wardrobe and an exquisite ensuite bathroom that boasts floor-to-ceiling tiling, dual vanities and a separate bath and shower for added indulgence. An additional two bedrooms with built-in wardrobes, ceiling fans and split system air-conditioning, along with a spacious main bathroom and a built-in desk, further enhances the liveability of this spectacular family home. Adding to the overall sense of space, you will also find a sizeable media room/fourth bedroom linked via sliding barn-style doors on the lower level. Furthermore, this fantastic property embraces a range of additional features including ducted air-conditioning and ceiling fans, security access, plentiful storage, a ground-level powder room and laundry, and secure dual garage and three-phase power for future EV charging. Another rare and equally enticing drawcard, the home also offers a separate dwelling, accessible by a private front courtyard. On its upper level, a generous air-conditioned studio is complete with a connecting balcony and an ensuite. Ready to be used as a fifth bedroom for a visiting relative or friend, or as an office or for investment purposes, this versatile space could also be plumbed-in to add a kitchenette. Close to city-bound bus stops and James Street's exciting attractions, this sensational property is only minutes from leafy Merthyr Village, New Farm Park and the Brisbane Powerhouse theatre. The fashionable Howard Smith Wharves and Gasworks Plaza precincts are nearby, as are scenic riverwalks and the New Farm Ferry Terminal. Falling within the New Farm State School, Fortitude Valley State Secondary College and Kelvin Grove State College catchment areas, this extraordinary residence is also a short distance from Brisbane Grammar School, Brisbane Girls Grammar School and Saint Joseph's College. Do not miss this exclusive opportunity – call to arrange an inspection today. **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