

151 Sydney Street, New Farm, Qld 4005



House For Sale

Tuesday, 21 November 2023

151 Sydney Street, New Farm, Qld 4005

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Pat Goldsworthy
0413345755

Auction

Presenting a unique offering in the New Farm landscape, this character home presents an opportunity to knock down and build a brand-new house or development 100m from New Farm Park. With DA Approval in place to build 3 luxury whole-floor 4-bedroom apartments, including a penthouse with a private rooftop, you can take advantage of the hard work already done and create a boutique development in this exclusive riverside setting. The current house is immediately liveable and features a collection of retained character features, allowing you to move straight in or rent out and benefit from rental income while you plan your transformation. Positioned in New Farm's esteemed Sydney Street, this home presents a premier opportunity on the peninsular. Just 100m from New Farm Park, you have fun and recreation on your doorstep, including sprawling greenery, gardens, tennis courts, a dog park, playgrounds, Brisbane Powerhouse, the CityCat, and the scenic Riverwalk. Cafes, restaurants and shops are 500m away at Merthyr Village, and you can venture to nearby James Street, Teneriffe and Howard Smith Wharves. Just 3km from the CBD, 1km to New Farm State School and close to private colleges, this property offers but is not limited to:- Character home on 506sqm only 100m from New Farm Park- Opportunity to knock down and build a new home or development- DA Approval for 3 luxury whole-floor apartments serviced by a lift- Each apartment will feature 4 bed, 3 bath and 2-car parking- Penthouse with a private rooftop, plus a communal pool in the building- Current house features 3 bed, 2 bath and 1-car lock-up parking- Retained character features, 2 living areas and under-house storage- Walk to park, Brisbane Powerhouse, Riverwalk, CityCat and buses- Close to Merthyr Village, James Street, CBD and top schools

Summary of Development Approval:- Inspired by the nostalgia of a European postcard, the project is branded "Modena"- 3 x 4-Bedroom/4-Bathroom/2-Car (Whole Floor) Luxury Residences- Residence 1 (Level 1) - 211.6m²* (176m²* Internal + 31.6m²* External + 4m²* Storage)- Residence 2 (Level 2) - 199.5m²* (158m²* Internal + 39.2m²* External + 2.3m²* Storage)- Residence 3 (Level 3/Roof Terrace) - 224.1m²* (158m²* Internal + 39.2m²* External + 23.2m²* Roof Terrace + 3.7m²* Storage)- Designed by Surry Hills Sydney based PTI Architecture- DA Currency Period - Ends 18 September 2028

Auction, 14th December, Level 26, 111 Eagle Street, Brisbane, QLD, 4000 at 4:00pm. To obtain further information, please contact Pat Goldsworthy on 0413 345 755. 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.