

**205/57 Annie Street, New Farm, Qld 4005**

GRACZYK THOMPSON

**Sold Apartment**

Friday, 25 August 2023

205/57 Annie Street, New Farm, Qld 4005

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Adrian Graczyk  
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**\$735,000**

Experience contemporary urban living at its finest with this exquisite two-bedroom apartment located in the prestigious 'A on Annie' complex. Situated perfectly between James and Brunswick Streets, this light-filled and spacious unit offers unparalleled convenience to all that New Farm and Fortitude Valley have to offer. This apartment presents a lifestyle of convenience with easy access to the finest offerings of New Farm and Inner City Brisbane. Immerse yourself in the vibrant atmosphere and explore nearby attractions such as the renowned James Street Precinct, the picturesque Brisbane Riverwalk, and the captivating Howard Smith Wharves. Seamless transportation is at your doorstep, with public transport hubs conveniently located on Brunswick and James Streets. Step into a world of easy living with all the creature comforts one has come to expect from a modern building. Greeted by a thoughtfully designed interior, where a modern kitchen takes center stage. Equipped with SMEG appliances including gas cooking and dishwasher, stone benchtops, a double sink, and ample storage, day-to-day living and entertaining guests is easy! The open plan layout provides plenty of living and dining space, seamlessly flowing out onto the generous covered balcony. While the two Queen size rooms are complimented with plush carpets, built in robes, split system air-conditions and fans for year round comfort. Features at a Glance: • Contemporary kitchen with SMEG appliances including gas cooktop, dishwasher, stone benchtops and double sink • Open-plan kitchen and living area with sleek tiling • Two bedrooms, including a master with ensuite • Air-conditioning throughout plus energy-efficient DC ceiling fans in the bedrooms • Inviting covered balcony • Internal laundry with dryer • Entire apartment professionally repainted in August 2022 • Brand-new plush carpets in bedrooms as of August 2022 • Secure single undercover car space • Additional storage cage in the undercover parking area • NBN HFC-ready connectivity • Fully compliant with rental laws • Currently leased for \$725 per week Building Highlights: • Secure gated complex with intercom access • Dedicated secure undercover parking • Exclusive visitor parking available on-site • Boutique contemporary design for a unique living experience Location and Transportation Convenience: • A short stroll to the James Street Precinct, New Farm State School, New Farm Cinemas, the Brisbane Riverwalk, and Howard Smith Wharves • Just a 5-minute drive to Powerhouse Markets and New Farm Park • Public transport options abound, with regular bus services on Brunswick and James Sts • Short walks to the Sydney Street Ferry Terminal • Easy 1.5km walk to Fortitude Valley, offering a vibrant array of bars, clubs, and nightlife • Only 2km from the heart of Brisbane CBD Embrace a lifestyle of luxury and accessibility in the heart of New Farm. Experience the best of modern living by scheduling a viewing of this exceptional apartment today. \*Disclaimer\* Every care and due diligence has been taken in the preparation of this listing. The agency and owner assume no responsibility for the accuracy of the content and encourage all prospective purchasers to conduct their own research.