

**31 Sargent Street, New Farm, Qld 4005**



**House For Sale**

Thursday, 13 June 2024

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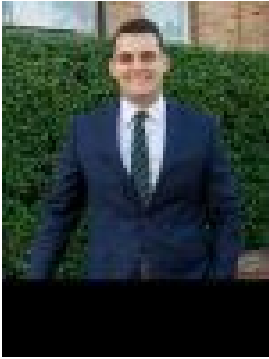
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 607 m2**

**Type: House**



Josh Brown  
0733580662



Ruby Kiriyama-Brown  
0733580605

## Auction

Perched on an elevated and private 607sqm parcel, this Art Deco home embodies charismatic charm in a leafy tree-lined street just a stone's throw from the riverfront. The property boasts four generous bedrooms and two bathrooms and benefits from gorgeous gardens and interiors filled with natural light, high ornate ceilings, leadlight glass, French doors and louvre windows. A cosy fireplace warms the living and dining room, and a separate sleepout provides additional living space or a retreat for kids to play and parents to work from home. The kitchen opens effortlessly onto the back deck, forming an entertaining oasis basking in the leafy views and direct access to the expansive backyard. Sure to delight families and animal lovers, the big backyard is framed by mature trees and has plenty of room to kick a ball, add a swimming pool, and enjoy time in the sunshine. The off-street parking, expansive storage and quiet street complete the family-friendly design. Residing in an exclusive riverside precinct, this home presents a picture-perfect New Farm lifestyle. With the Riverwalk, Merthyr Park and New Farm Park just steps away, you can enjoy recreation outdoors and walk directly to the CBD. Bus stops and Sydney Street Ferry Terminal provide easy travel, and families are close to excellent inner-city schools. With Merthyr Village, Brisbane Powerhouse, James Street and Howard Smith Wharves only moments from your door, the city's best shopping, entertainment and dining is within easy reach. This property offers but is not limited to:- Art Deco-inspired home on a north-east facing lot- Exceptionally solid concrete and timber construction- 4 bedrooms, 2 bathrooms, internal laundry- Living and dining room, large sleepout, outdoor entertainment deck- Kitchen featuring a breakfast bar and appliances- Fireplace, air-conditioning, ceiling fans- 3.4m high ceilings and character adornments- Single-car garage, under-house storage, rainwater tank- Big backyard with room for kids and pets- Walk to Riverwalk, Merthyr Park and New Farm Park- 140m to bus stops, 800m to ferry, 2.8km to CBD- Dining and entertainment at Merthyr Village, Brisbane Powerhouse, James St and Howard Smith Wharves Auction, Saturday 13th of July at The Calile Hotel from 9:00am, if not SOLD prior. For further information please contact Josh Brown on 0403 139 397. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.