

**4 Refinery Parade, New Farm, Qld 4005**



**Sold House**

Thursday, 17 August 2023

4 Refinery Parade, New Farm, Qld 4005

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 303 m2**

**Type: House**



Matt Lancashire  
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**\$2,870,000**

Immerse yourself in the tranquillity, distinction and esteem of New Farm's Cutters Landing in this marvellous executive abode. One of only a few freehold, stand-alone residences within this exclusive precinct, the home is tucked away in an enclave offering the utmost privacy and serenity amongst the trees. Unveiling a design perfectly adapted to the Queensland climate and idyllic New Farm landscape, the home's thoughtful, open concept presents a feature staircase, louvre windows and soaring void allowing natural light and airflow to fill the interiors, creating sustainability and comfort in every season. Accentuating connection and integration, the expansive living and dining spaces surround the stonetop kitchen and extend to the entry courtyard and entertainer's terrace, so you can experience inspired dining and hosting amongst the picturesque gardens and lawns. Four bedrooms, three bathrooms and a double garage present an executive layout for families. Three bedrooms reside upstairs, including the luxurious primary suite revealing a walk-in robe, a relaxing ensuite and a Juliette balcony gazing across the vibrant greenery. Positioned in a tightly held precinct, residents will benefit from beautifully maintained surroundings and no body corporate fees. Only a stone's throw from the riverwalk and featuring direct access to the Welsby Park walkway, you can easily venture to New Farm Park and beyond. This idyllic and prestigious residence offers, but is not limited to:

- Freehold house within the exclusive Cutters Landing precinct
- 296sqm of entertaining on a 303sqm parcel in a private enclave
- Open design maximises sunlight, airflow and integration
- Free-flowing living and dining spaces leading to the kitchen
- Private courtyard, alfresco terrace and gardens for entertaining
- Four bedrooms, three bathrooms, laundry and double garage
- Primary suite boasting a Juliette balcony, walk-in robe and ensuite
- Louvres; plantation shutters; open-tread stairs; stone benchtops
- Intercom; air-conditioning; ceiling fans; LED lights
- Esteemed New Farm location and no body corporate fees
- Direct pedestrian access to the Welsby Park walkway
- Quick access to riverwalk, New Farm Park and Merthyr Village
- Close to New Farm SS, top private schools, transport and CBD

To obtain further information or to arrange a private inspection, please contact Matt Lancashire on 0416 476 480.