

**407 Bowen Terrace, New Farm, Qld 4005**

Place. **P**

**House For Sale**

Saturday, 13 April 2024

407 Bowen Terrace, New Farm, Qld 4005

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 423 m2**

**Type: House**



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## Auction

Auction Location: On-Site Nestled in a charming and vibrant New Farm pocket and unassuming from the street, this sophisticated residence is the perfect blend of character meets luxury. Occupying a 423sqm allotment that has been stylishly landscaped and offers complete privacy yet requires minimal maintenance, this home is perfect for busy professionals, young families and downsizers alike. Tailor-made to meet the demands of a lifestyle entertainers will adore the open plan configuration and seamless indoor/outdoor connectivity by floor to ceiling glass bi-fold doors, creating a functional and inviting space guaranteed to leave a lasting impression. At a glance attributes include but are not limited to:- c1890 build- 423m2 allotment nestled in a charming and vibrant New Farm pocket- Entertainers will adore the open plan configuration and seamless indoor/outdoor connectivity; all indoor living spaces offering visibility of the pool- Kitchen boasts premium Caesarstone benchtops, Miele and Hafele appliances and generous butlers pantry- Walk in wine cellar with capacity for approximately 800 bottles - Wraparound verandah and alfresco dining with Weber barbeque- The master retreat occupies the top floor with spacious dressing room and ensuite with dual vanity- Three additional bedrooms are found on the homes entry level, two with built in robes, one with walk in robe and ensuite- Three bathrooms plus powder room smartly positioned across the homes floors- Stylishly landscaped surrounds, private hedges, flat grassed yard and in-ground pool- Secure and discreet parking - two car garage with additional storage space- Ducted and zoned air conditioning, ceiling fans, intercom, alarm and cctv camera system, plantation shutters, timber floors- Close proximity to New Farm State School (within catchment) and moments to some of Brisbane's most prestigious schooling including All Hallows, Brisbane Grammar School, Brisbane Girls Grammar School, St Joseph's College to name a select few- 1.4km to Brisbane CBD, 11km to Airport, 700m to New Farm Park and close by to all transport Surrounded by some of Brisbane's finest residences and prestigious schooling options, the calibre of this location is unquestionable. Perfectly positioned within the New Farm State School catchment and moments to New Farm Park, Merthyr Village, Brisbane Powerhouse, James Street and within walking distance to Howard Smith Wharves and scenic riverwalk access. For destinations further afield, Newstead Gasworks and Fortitude Valley are all easily accessible where you're spoilt for choice with restaurants, cafe's shops and more. For more information, please call Drew Davies on 0421 078 273 or Olivia Charlton on 0435 859 373. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.