

**6/497 Bowen Terrace, New Farm, Qld 4005**



**Apartment For Sale**

Tuesday, 11 June 2024

6/497 Bowen Terrace, New Farm, Qld 4005

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**



Karla Lynch  
0732541022



Michael Reilly  
0732541022

## Auction

Situated in The Brambles a small complex of just 8 apartments, apartment 6 is located at the front of the building and has been updated with a neutral colour palette, enhancing the original charm, timber floors and casement windows. Offering a generous light-filled floor plan, the living area has reverse cycle air conditioning and opens to the eat-in kitchen with cupboard and bench space as well as gas cooking. Each bedroom offers ample space to accommodate a queen-sized bed and desk, ensuring both comfort and functionality. Additionally, the main bedroom features a Juliette balcony, providing natural breezes and sunlight. Undoubtedly this apartment will appeal to buyers looking for a home away from home, a great investment or a first home. The complex is tightly held, with a low turnover due in large part to its iconic style, location, low body corporate fees, appropriate sinking fund and low maintenance design. Property Features: • 2 bedrooms with dual entry • Original Art Deco features throughout • Lounge room featuring high ornate ceilings and timber floors throughout • A/C in the living area • Easy to live in, easy to let out • Pet friendly complex (subject to Body Corporate approval) Location: • Walking distance from transport including express bus and ferry • Around the corner from New Farm Park and the Bowls Club • Less than three kilometres from the Brisbane CBD • Prime location only minutes from entertainment and shopping precincts including Merthyr Village, New Farm Cinemas, New Farm Park Brisbane Powerhouse, James Street and Howard Smith Wharves • School district for this property include; Anglican Church Grammar School, Lourdes Hill College, All Hallows' School, New Farm State School, Coorparoo Secondary College, and Norman Park State School The location is everything, in the middle of all New Farm has to offer with its beautiful tree-lined streets, restaurants and cafes and New Farm Park. Choose from the Howard Smith Wharves, New Farm Deli and James St precincts to enjoy your days. Take advantage of the convenient CityCat and express bus services placed within walking distance and enjoy an easy connection to the CBD and surrounding areas. The ever-popular Holy Spirit and New Farm State School are positioned just a short distance away. 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.