

6/721 Brunswick Street, New Farm, Qld 4005

House For Rent

Tuesday, 4 June 2024

6/721 Brunswick Street, New Farm, Qld 4005

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: House



Opulence Property
0730960466

\$850/wk

-For private inspections, please contact us at hq@opulenceproperty.com.au. -Viewing codes are not required to apply for this property. **INSPECTION ATTENDANCE NOTE:**Entry to the property for inspections will be from Oxley Lane, New Farm – Please ensure you allow time for parking. Located within a low-density complex, 6/721 Brunswick St, New Farm offers the perfect blend of space and convenience in Brisbane's most sought-after suburb. This charming two-level townhouse, positioned at the rear of the complex, has been thoughtfully updated and is just moments away from New Farm Cinemas, popular cafes such as A Café Called Kevin, Death Before Decaf and Chouquette along with plenty of public transport options. Properties of this size and calibre, especially in such a sought-after location, are in high demand and won't last long. Please contact our office should you not be able to attend the scheduled inspections and we will endeavour to provide an inspection. **GROUND LEVEL**Upon entry via your private courtyard, you're welcomed into a spacious, open-plan living area bathed in natural light, courtesy of expansive windows that frame charming views of the leafy street below. The generous living area includes built-in innovative storage and seating and flows effortlessly into the contemporary kitchen, making it perfect for both entertaining guests and enjoying quiet evenings at home. The kitchen boasts stainless steel appliances, A fridge to stay in place for tenant use, clever storage design, and ample stone benchtop space. The secondary bathroom downstairs has recently been renovated and is positioned on the lower level for added convenience. **UPPER LEVEL**Following the timber stairs to the second level, two spacious bedrooms with ample natural light are positioned to the front of the townhouse, overlooking the courtyard toward Oxley Lane. Both bedrooms include Built-in Wardrobes and Air conditioning for added comfort all year round.The spacious bathroom upstairs is in tidy condition, providing a shower-over-bath combination positioned across from the European-style laundry for ease of use. Please note, the washing machine will remain in place for tenant use. **Property Features:-**2 Spacious, Light-Filled Bedrooms. Both are equipped with air conditioning and built-in wardrobes for your comfort.-2 Full Bathrooms, 1 upstairs and 1 downstairs-Modern Kitchen: featuring stone benches, as new appliances including a cooktop, stove, and dishwasher and fridge. Great Storage and clever design throughout-Open Dining and Living Area with air conditioning seamlessly integrated with ample built-in storage and seating.- Crimsafe screens on all lower floor windows and doors, with fly screens on all windows for added security and comfort.- European-style Laundry Space located upstairs for convenience - Washing machine provided for tenant use.- Private Courtyard perfect for relaxing or entertaining. Recently re-fenced and lockable- Lock-Up Single Car Garage adjacent to the townhouse. Easily accessible off Oxley Lane **PROPERTY SPECIFIC TERMS:-** Maintaining the property within its designated lot is required, which includes garden maintenance and weeding within the courtyard- The property is water-efficient, and tenants will be required to reimburse water usage charges during the tenancy to the property owner in accordance with the water rates designated by the supplier/council.- Smoking is prohibited on the premises.- Unless otherwise specified, all utilities (excluding water), including internet and phone connections, are at the discretion and cost of tenants. Please conduct your research regarding associated connection times and fees.**INSPECTIONS:**Viewings are not obligatory to apply for our properties. Applications can be submitted without attending the property; however, applicants who apply without viewing will be subject to a "site unseen" waiver.Please schedule an inspection time online via the "book inspection" button or contact our agency to discuss a viewing time. By registering for an inspection, you will promptly receive updates, changes, or cancellations for your appointment.Please be aware, that private security cameras are becoming commonly used in occupied properties by the residents in place and may be in use viewings.**APPLICATIONS:**The quickest and most convenient method to apply for this property is through 2APPLY via the "Apply Now" button provided in the link sent to you upon inquiry. However, a physical application form can be supplied via email upon request to hq@opulenceproperty.com.au.Please be aware that all tenancy applications are subject to searches on Equifax and TICA in accordance with the Australian Privacy Principles in the Privacy Act 1988.**COMMUNICATIONS:**If you wish to unsubscribe from our messages, please click the link provided in our communications and follow the prompts or email STOP to hq@opulenceproperty.com.au.---**ADVERTISING DISCLAIMER:**While every effort is made in the preparation of the information contained in this marketing, Opulence Property will not be held liable for any errors in typing or information. All information is deemed correct at the time of advertising.