

**6/81 Kent Street, New Farm, Qld 4005**



**Unit For Sale**

Thursday, 13 June 2024

6/81 Kent Street, New Farm, Qld 4005

**Bedrooms: 2**

**Bathrooms: 1**

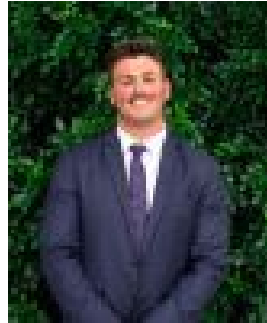
**Parkings: 1**

**Area: 114 m2**

**Type: Unit**



Nick Mogridge  
0733580621



Marty Foelz  
0732541022

## Auction

Boasting the best of New Farm at its doorstep, this beautifully presented top floor residence beckons first home buyers, professionals and investors alike. Within walking distance of James Street, Howard Smith Wharves and Gasworks Plaza, this property offers a lifestyle of absolute leisure, just three kilometers from Brisbane CBD. Nestled within a boutique complex of eight, this light-filled abode includes open plan living and meals spaces, an immaculate kitchen and a sunny entertainer's balcony with city glimpses from its north-easterly aspect. Accommodation includes a generous primary suite and a guest bedroom or home office, also with built-in storage. The renovated bathroom offers a walk-in shower and internal laundry provisions, with split system air conditioning and ceiling fans throughout the entire apartment. This sensational location offers easy access to local favourites including New Farm Cinemas, Merthyr Village and New Farm Park, with riverside walkways awaiting leisurely weekend strolls. For commuters, an easy weekday journey awaits, with nearby transport options including bus, rail and ferry services. Inclusions: • Light-filled living and meals spaces, opening to an entertainers balcony with city glimpses • Immaculate kitchen with ample storage space and induction appliances • Generous primary suite with built-in robes and private balcony • Guest bedroom or home office with built-in robes • As-new bathroom with walk-in shower and ceiling-height tiling • Internal laundry provisions and storage closet • Single lock up garage with additional laundry space • Split system air conditioning and ceiling fans • Neutral palette with modern tiling throughout • Upgraded power points with USB connectivity • Exclusive use of 18 x solar panels and 6.6kw inverter • Within walking distance of James Street, Howard Smith Wharves and Gasworks Plaza • Minutes from New Farm Cinemas, Merthyr Village and Brisbane Powerhouse • Moments from New Farm Park and Teneriffe Park • Less than 3kms from Brisbane CBD and 1km from central Fortitude Valley • Public transport options include nearby Howard Smith Wharves Ferry Terminal To enquire about this property or arrange an inspection, contact Nick Mogridge on 0423 059 709 or Marty Foelz on 0487 158 879. 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.