

89 Welsby Street, New Farm, Qld 4005

Place. **P**

House For Sale

Wednesday, 13 March 2024

89 Welsby Street, New Farm, Qld 4005

Bedrooms: 4

Bathrooms: 4

Parkings: 6

Area: 873 m2

Type: House



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Top Offer Closure - Wednesday, 10th April at 4pm

Set on the banks of the magnificent Brisbane River, this one of a kind stunning residence is on a 873sqm allotment, facing true north-east, is unlike anything else you will find in sought-after New Farm. Extensively renovated in 2021 by the renowned Hampton Homes, architect Tomm Kanchanasinith and interior designer David Mann, the residence is a testament to quality craftsmanship. Awarded 'Best renovation at the National 2022 Master Builders Awards amongst a slew of other impressive accolades, the northeast-facing home tastefully balances striking design with liveability and functionality. Sitting proudly amongst prestigious properties, the residence is given phenomenal street appeal by its modernist facade, cascading entry pathway and landscaped front gardens. Inside, French oak flooring, stone accents, lofty coffered ceilings and full-height glass come together to create a refined setting. A 'floating' curved staircase and a mesmerising 4.5-metre-long Murano glass chandelier selected by lighting designer Peter Seabrook from Project 20 elevate the home's design. Making an outstanding first impression with its 3.3-metre-high pivot entry door and grand foyer, the property encompasses an incredibly spacious open-plan living and dining area on its third level. Accompanied by a formal dining area, this light-filled space seamlessly flows to a covered riverfront balcony. Featuring a full outdoor kitchen with a built-in barbecue, this sensational al fresco area leads to a heated 12x2-metre lap pool showcasing a mural by Brisbane street artist Ash Taylor. Also on this level and serving as the heart of the residence, an enviable gourmet kitchen displays ample integrated cupboard storage and a combined island bench/breakfast bar. A suite of premium appliances includes a Barazza Italian flush-mounted gas cooktop and a Sub Zero refrigerator, plus a Smeg horizontal dishwasher and Stilnovo ovens. Upstairs, an elegant library carries you through to an opulent master suite with a private balcony and stunning river views. An oversized walk-in robe benefits from custom joinery and a repeated 'box' design element that is often seen in high-end retails, such as Louis Vuitton and Gucci. An attached ensuite is made wonderfully lavish by floating joinery, dual vanities, marble tiling, a sunken bath and an expansive double shower with massage jets. Two additional ensuited bedrooms are on the top level, while an ensuited fourth bedroom on the ground level is ideal for guests, older generations or an au pair. Extending the property's entertainment options, another living and dining area spills out onto a patio. An exclusive oasis, a fully-fenced grassed rear yard has flourishing gardens and a heritage gate connecting the residence to the boardwalk. Another highlight for the home is its 15.2-metre-long private pontoon, which is flood-free and can accommodate a 40-foot boat and two jet skis. Complete with a secure three-car garage on the ground level and off-street parking for another three vehicles, the property also has a powder room, a laundry, 10sqm of storage, CBUS lighting, recessed smart televisions, motorised interior curtains and a Yamaha audio system featuring a Yamaha subwoofer and Revel ceiling speakers. The residence's security, lighting, garage doors and alarms are app-controlled for convenience, while the pontoon has mooring whips, electricity and fresh water plumbed in. Other notable details include a 33,000-litre rainwater tank, provisions for an EV charging facility and a Fronius solar power with a battery. Close to New Farm Park's beautiful gardens and ferry terminal, this resplendent home is only minutes from the heart of Brisbane's CBD. The fashionable James Street, Howard Smith Wharves, Teneriffe and Gasworks Plaza precincts are nearby. The iconic Brisbane Powerhouse theatre and numerous city-bound bus stops are a stone's throw away. A short drive from Saint Joseph's College, Brisbane Grammar School and Brisbane Grammar School, this extraordinary property also offers a quick commute to QUT's Kelvin Grove and Gardens Point campuses. UQ's Saint Lucia and TAFE Queensland's South Bank campuses are easily accessible from this address, as well. Do not miss this exclusive opportunity - call to arrange an inspection today.