

9/6 Merthyr Road, New Farm, Qld 4005

Place. 

Unit For Sale

Thursday, 11 January 2024

9/6 Merthyr Road, New Farm, Qld 4005

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 305 m2

Type: Unit



Simon Caulfield
0731531457



Taj Suffolk
0731531457

Auction

Auction Location: In-Rooms (10 James Street, Fortitude Valley) Offering riverfront exclusivity in a highly sought-after enclave, this tri-level property will impress with its high-end finishes and phenomenal entertainment options. One of only three properties along the New Farm Riverwalk with direct connection, this extraordinary residence also boasts house-like proportions and a stunning outlook. Beautifully crafted to exude modern elegance, the villa showcases exquisite stained engineered oak floors, lofty ceilings and a timeless neutral colour palette. Stone accents and plantation shutters add to the property's appeal. Forming the heart of the residence, a spacious open-plan living and dining area is situated on the villa's middle level. Punctuated by a biofuel fireplace, a Calacatta Vagli stone entertainment unit and Wyer + Crow cabinetry, this airy central space invites you to relax and spend time with loved ones in sheer luxury. Entertainers and avid cooks alike will also love the impeccable adjoining kitchen, which is equipped with 60-millimetre-thick Ardomus Calacatta Vagli stone waterfall-style benchtops, ample Wyer + Crow cupboard storage, a Billi tap and bronze Brodware tapware. A suite of premium appliances includes two Gaggenau ovens, a Miele induction cooktop, a Qasair rangehood extractor, an insinkerator and a Miele integrated fridge/freezer. Extending the entertainment options, an enclosed alfresco area displays an outdoor kitchen with a hooded gas four-burner barbecue, CDK stone marianne black granite benchtops, Wyer + Crow cabinetry and a double-drawer sub-zero integrated fridge. Steps away, a crazy-paved terrace leads out to a fully-fenced grassed courtyard framed by mature gardens. There is also an external staircase that links directly to the famed riverwalks, allowing you to easily explore one of Brisbane's most scenic walking paths. Upstairs, a lavish master suite spills out onto a private balcony commanding picturesque city and Story Bridge views. A full wall of built-in robes provides plentiful storage. Another luxurious space, an attached ensuite benefits from Wyer + Crow cabinetry, 15-centimetre-thick faceted stone curved benchtops, Nero Marquina natural stone penny tiles, a Mercadier Microcement feature wall and a separate bath and shower. Two additional bedrooms encompassing built-in robes are serviced by a well-appointed main bathroom complete with a custom, uncut 3.5m Cote D'Azur marble bench, Brodware tapware, imported Spanish tiles, furnished with a laundry chute. Complete with your own secure dual tandem garage on the ground level and a middle-level powder room, the property also has 100% linen S-fold curtains, automated block-out blinds, a laundry chute, laundry amenities, ceiling fans and ducted air-conditioning. Only a stone's throw from Brisbane's CBD and New Farm Park's manicured gardens, this incomparable residence is close to a slew of exciting retail and dining options. The fashionable James Street, Howard Smith Wharves and Gasworks Plaza precincts are nearby, as is the Sydney Street Ferry Terminal. Minutes from a collection of prestigious private schools, this unrivalled villa also offers a short commute to QUT's Kelvin Grove and Gardens Point campuses. Additionally, UQ's Saint Lucia and TAFE Queensland's South Bank campuses are easily accessible from this address. Do not miss this exclusive opportunity – call to arrange an inspection today. Council Rates: \$871.20 per quarter approx. 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.