

9 Llewellyn Street, New Farm, Qld 4005



House For Sale

Sunday, 26 May 2024

9 Llewellyn Street, New Farm, Qld 4005

Bedrooms: 4

Bathrooms: 4

Parkings: 2

Area: 688 m2

Type: House



Aaron Woolard
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Flyn Park
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For Sale

Nestled within the esteemed neighbourhood of New Farm's coveted riverside streets, this contemporary tri-level Queenslander home effortlessly marries style, practicality, and spaciousness. Crafted with architectural finesse, the home boasts a captivating design that enchants both inside and out. Its meticulously planned layout ensures a harmonious blend of familial warmth and private sanctuaries, promising a lifestyle of luxurious comfort. Entering from the top floor, which outwardly presents as a single-level dwelling, you're greeted by a delightful wrap-around balcony. Enveloped by lush gardens and bathed in gentle north-east lighting, this tranquil oasis offers an idyllic setting for a morning coffee. Inside, the expansive formal and informal open plan living and dining areas forms the heart of the home, seamlessly flowing into the adjoining kitchen and a secluded, elevated balcony, perfect for hosting family and guests. The gourmet kitchen is a culinary haven, featuring sleek stone benchtops and a comprehensive suite of stainless-steel appliances, including a gas cooktop, electric oven, integrated dishwasher, and double sink. A generous serving window connects the kitchen to the front balcony, ensuring effortless entertaining regardless of the elements. The master bedroom is a sanctuary unto itself, boasting a spacious walk-in wardrobe, a sumptuous ensuite, and a private balcony retreat. Completing this level is a secondary bedroom, complete with a two-way bathroom and built-in wardrobe. Descending to the lower level reveals two additional bedrooms, each appointed with built-in wardrobes and serviced by two impressive bathrooms including one with freestanding bath amidst a verdant backdrop. Enhancing the allure of the home is a fully self-contained apartment, complete with its own kitchen, open-plan living area, and ensuite bathroom. This versatile space caters to various needs, from accommodating adult children or guests to potentially generating supplementary income through Airbnb. Descending further leads to a vast, fully fenced rear yard bordered by established gardens, bench seating, and a large built-in chess set. Furthermore, the exceptional 15-metre frontage with side access to the back yard is a rarity in the area, adding to the property's appeal. Further amenities include a spacious dedicated laundry room, abundant storage throughout, a secure garage for two vehicles, a cellar, a separate drying area, and a rainwater tank. Ducted air-conditioning and plantation shutters add to the home's allure. Beyond the home's impressive interiors, the home's location offers a vibrant lifestyle, with scenic riverwalks just steps away and convenient access to bus stops for city transit. Nearby attractions include the renowned New Farm Park and its ferry terminal, as well as the James Street and Howard Smith Wharves precincts. Prestigious schools and university campuses are within easy reach, ensuring a life of convenience and refinement. This exclusive opportunity epitomises sophisticated living. Schedule an inspection today and embark on a journey towards refined luxury. Disclaimer This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes