

**8/33 Sargent Street, New Farm, Qld 4005**



**Apartment For Sale**

Thursday, 11 July 2024

8/33 Sargent Street, New Farm, Qld 4005

**Bedrooms: 2**

**Bathrooms: 1**

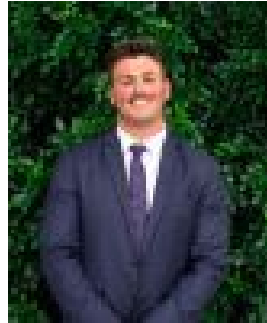
**Parkings: 1**

**Area: 135 m2**

**Type: Apartment**



Nick Mogridge  
0733580621



Marty Foelz  
0732541022

## Auction

Situated in the heart of New Farm's river precinct and moments from popular cafés, restaurants and lifestyle amenities, this well-presented residence invites your inspection. Offering effortless, inner-city living, this desirable address boasts light-filled living and meals spaces, a generous kitchen, two bedrooms and one bathroom. Located on the top floor and one of just eight units within the New York Apartments' boutique complex, this low maintenance residence is complete with an oversized single lock-up garage and front and rear balconies. Appealing to the esteemed professional and astute investor, this property offers excellent proximity to Brisbane CBD, with public transport options including bus and ferry. Weekends will be well spent with local treasures including Merthyr Village, beautiful New Farm Park and the scenic Riverwalk each within walking distance, while Brisbane's best entertainment precincts, such as Howard Smith Wharves, James Street and Brisbane Powerhouse are just minutes away. This property offers:

- Top floor living in the heart of the popular New Farm's river precinct
- Generous living and meals spaces with a private balcony and leafy outlook
- Well appointed kitchen with ample preparation space, ceiling-height cabinetry, gas cooking and stainless-steel appliances
- Two spacious bedrooms, each with built-in robes and access to balconies
- Bathroom with shower-over-bath and separate toilet
- Internal laundry with linen cupboard
- Split system air conditioning and ceiling fans
- Oversized single lock-up garage
- Boutique complex with just eight units
- Within walking distance of cafés, bars, restaurants and lifestyle amenities
- Moments from Howard Smith Wharves, James Street and Brisbane Powerhouse
- Proximity to public and private schools including New Farm State School
- Less than 2-kilometers from Brisbane CBD and central Fortitude Valley
- Easy access to public transport including Fortitude Valley Station, bus and ferry terminals

Auction, Tuesday 30th July at 6:00pm, In-Rooms at Ray White New Farm, if not SOLD prior. To obtain further information or to arrange a private inspection, please 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 can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.