

**167 James Street, New Farm, Qld 4005**

**House For Sale**

Sunday, 23 June 2024



167 James Street, New Farm, Qld 4005

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 329 m2**

**Type: House**



Aaron Woolard  
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Flyn Park  
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## For Sale

Built pre-1947 and meticulously renovated in 2023 to showcase timeless refinement, this four-bedroom prestige home feels like an exclusive sanctuary set amongst a vibrant urban enclave. Made wonderfully private by lush tropical gardens and intelligent design details, this dual-level property with spectacular entertainment options and beautiful interiors is a true masterpiece. Reminiscent of a luxury resort, the residence has been thoughtfully updated to respect its original character while creating a thoroughly modern setting. Capturing exceptional natural light, the home is presented with tongue-in-groove aged European oak floors, lofty ceilings, exposed timber beams, integrated joinery, plantation shutters and VJ walls. Skylights and a crisp white colour palette also create a bright and airy atmosphere throughout, exuding a sense of liveable luxury. Designed to centre around the verdant front yard, the home features a spacious open-plan living and dining area on its upper level that seamlessly links via secured glass doors to a front deck. Boasting retractable screens that can be opened to encourage optimal airflow and light, this welcoming central space adjoins an immaculate gourmet kitchen displaying a breakfast bar, Taj Mahal Quartzite leather stone benchtops, a butler's pantry and ample custom soft-close cupboard storage. This fantastic culinary space is also equipped with premium Franke sinks, brushed nickel tapware and a Vintec wine fridge, plus an integrated fridge/freezer, dishwasher and rangehood. A suite of Bosch appliances includes a 900-millimetre oven and a gas cooktop. Finishing the upper level, a lavish master suite encompasses a custom floor-to-ceiling robe. An ensuite is made opulent by a Zuster-designed American Oak vanity with dual basins, which also offers mirror storage with travertine tiling. Transporting you to your own private oasis, a covered front deck with plentiful al fresco entertainment space leads down to a fully-fenced grassed front yard. Framed by palm-dotted gardens and an illuminated stone feature wall dating back to 1896, this enviable outdoor area also has a covered patio and low-light-resistant Tahoma 31 lawn. Downstairs there is also two sizeable bedrooms with built-in robes and patio access. A second living space has ample storage and a hidden laundry with bi-fold doors. An immaculate and beautifully-designed bathroom services this space. Complete with a secure garage and fabulous storage, the residence also includes Wi-Fi ceiling points, intercom security, air-conditioning and ceiling fans. Only a leisurely stroll from acclaimed restaurants, cafes, bars and boutiques, this phenomenal home is also close to New Farm Park's manicured gardens and scenic riverwalks. The New Farm Ferry Terminal, numerous city-bound bus stops and Fortitude Valley's exciting attractions are a stone's throw away, as are the fashionable Howard Smith Wharves and Gasworks Plaza precincts. Close to Brisbane Grammar School, Brisbane Girls' Grammar School, Saint Joseph's College and All Hallows' School, this extraordinary property is also a short distance from 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. 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.