

**253 Moray St, New Farm, QLD, 4005**

Place. **P**

**House For Sale**

Sunday, 18 August 2024

253 Moray St, New Farm, QLD, 4005

**Bedrooms: 4**

**Bathrooms: 5**

**Parkings: 3**

**Type: House**



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## Historical Charm Meets Modern Luxury with Endless Opportunities

Nestled on a picturesque corner block on Moray Street, lies a truly unique property that combines modern luxury with historical charm.

Designed and crafted by the multi-award-winning team at evermore+, this bespoke residence offers an unparalleled living experience with its three-in-one flexibility. The two-level sanctuary has been meticulously reimaged, while integrating contemporary design and functionality.

Set on a single title, the property boasts a classic façade facing Moray Street and a deep frontage to Mountford Road, framing redefined spaces that exemplify flexible, low-maintenance living. Whether you're seeking a spacious family home, separate extended-family living, triple, dual or single rental incomes, or an ideal office setup, this property provides endless options in the coveted riverside New Farm locale.

The indoor/outdoor compositions are crafted for exceptional living and entertaining, highlighting innovative architecture and thoughtful design. The upper level is a showcase of craftsmanship, featuring blonde oak flooring, cathedral ceilings, skylights, and custom-built cabinetry. Concertina doors neighbouring a handy wet bar open to a serene balcony with glimpses of the city skyline.

The galley-style kitchen is a culinary enthusiast's dream, equipped with high-end Miele appliances, stone benchtops, and 2pac cabinetry. A timber-accented breakfast bar serves as a focal point for gatherings, while the adjoining butler's pantry offers additional workspace and storage. A luxurious wine cellar and dry bar with LED lighting add a touch of sophistication to this level.

The lower level exudes comfort and elegance, featuring barn doors that reveal a built-in study and two beautifully appointed bedrooms. This includes a luxurious master suite, complete with walk-in wardrobe and a lavish ensuite. Two additional bedrooms, including one with ensuite, offer built-in wardrobes and separate study, and seamlessly connect to an additional living area and kitchen. The kitchen features quality appliances, and ample cabinetry and bench space, making it a chef's delight. Beyond the kitchen, a serene and private courtyard awaits, perfect for relaxation.

The Moray Street entrance beautifully preserves its classic heritage, welcoming you into a generously sized living area currently used as an expansive office space. This inviting area features a meticulously designed kitchenette, stunning bathroom and a separate laundry, ensuring style and functionality.

This extraordinary home is further enriched by an array of additional features designed to elevate your living experience. Enjoy year-round comfort with integrated air-conditioning and ceiling fans throughout. Security is paramount, with smart locks and security screens providing peace of mind. The property also boasts ample storage solutions to keep your space organised and clutter-free. For your convenience, there is undercover parking accommodating three vehicles, as well as secure gated access, ensuring both privacy and safety.

Its superb location in the heart of New Farm offers the ultimate in inner-city living, stroll along the river in either direction to New Farm Park, the Powerhouse, Howard Smith Wharves, along with Merthyr Village, and James Street's renowned restaurants and shops just moments away. Excellent transport links, including the CityCat and proximity to the CBD, ensure that all of Brisbane's attractions are within easy reach.

Opportunities like this in such a desirable location are rare and should not be missed. Secure your place in this coveted New Farm enclave today.

### Disclaimer

This property is being sold 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