

**61 Browne Street, New Farm, QLD, 4005**

Place. 

## House For Sale

Thursday, 1 August 2024

61 Browne Street, New Farm, QLD, 4005

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



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## Charming Queenslander with Enormous Potential on a Spacious 577sqm Block

Nestled among the distinguished homes of sought-after New Farm, this charming three-bedroom Queenslander home showcases an elevated position, providing a tranquil retreat amidst leafy surroundings. This remarkable property, set on a generous 577sqm block with a classic picket fence, has been cherished by the same family for nearly a century.

The home exudes an inviting brightness and airiness, highlighted by freshly painted interiors that create a clean, crisp atmosphere, as does the high ceilings and VJ walls, which contribute to a sense of spaciousness and timeless charm.

As you progress through the original section of the home, you encounter a cozy, air-conditioned lounge room that retains its classic allure with an original fireplace. This space seamlessly transitions into the newer extension of the home, creating a harmonious blend of old and new. The open-plan area within this extension is designed for modern living, offering a spacious and well-maintained kitchen equipped with quality appliances, a generous dining room, and an additional lounge or family room that serves as a versatile space for relaxation and entertainment.

For families, the property promises to delight. The expansive, fully fenced grassy yard provides a safe and serene environment for play and relaxation. This outdoor space is ideal for creating cherished family memories and enjoying the natural surroundings in complete privacy.

Accommodation within the home is thoughtfully designed to ensure comfort and functionality. The master bedroom offers a peaceful retreat, while two additional bedrooms provide ample space for family members or guests. The main bathroom is tidy and practical, featuring a shower-over-bath setup, catering to the needs of a busy household.

Beyond its immediate comforts, the home holds exciting potential. By raising the property (subject to council approval), you can capture stunning city views, adding a new dimension to the residence. Additionally, the property includes valuable features such as off-street parking for three vehicles, and air conditioning, providing year-round comfort in Brisbane's varied climate.

Conveniently close to an array of popular retail and dining destinations, this superb property is just minutes away from New Farm Village, James Street, Howard Smith Wharves, Teneriffe, and Gasworks Plaza precincts. The beloved New Farm Park, scenic riverwalks, city-bound bus stops, and Fortitude Valley train station are also in close proximity.

Located within the catchment areas for New Farm State School, Fortitude Valley State Secondary College, and Kelvin Grove State College, this exceptional home is also a short distance from Brisbane Grammar School, Brisbane Girls Grammar School, and Saint Joseph's College. Additionally, QUT's Kelvin Grove and Gardens Point campuses, as well as UQ's Saint Lucia and TAFE Queensland's South Bank campuses, are easily accessible from this address.

Seize 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 cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.