

**1/64 Browne Street, New Farm, Qld 4005**

Place. **P**

**Townhouse For Sale**

Sunday, 23 June 2024

1/64 Browne Street, New Farm, Qld 4005

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 192 m2**

**Type: Townhouse**



Aaron Woolard  
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Flyn Park  
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## Top Offer Closing 1st July at 5pm

Nestled in the vibrant heart of New Farm, this exquisite two-bedroom townhome perfectly blends low-maintenance living with inner-city convenience. Featuring a private courtyard, direct street access, and resort-style amenities, the residence is mere moments away from James Street's renowned retail and dining precinct. The classic brick façade and established front gardens create a striking first impression. Inside, lofty ceilings and a soothing neutral colour palette enhance the airy ambiance. The generously-tiled open-plan living and dining area, accented by a carpeted staircase, is ideal for both relaxation and entertaining. This light-filled space seamlessly connects to a wrap-around kitchen equipped with quality appliances, a tiled backsplash, and ample cupboard storage. A separate laundry room and a powder room adjoin this central hub. Glass sliding doors ensure superb indoor-outdoor connection, leading to a fully-fenced private courtyard with mature gardens and direct complex access through to the pool area. A covered patio provides a delightful spot for morning coffee, while an additional al fresco entertaining space is available in the front courtyard. Upstairs, the master bedroom features an ensuite and a balcony with private lush views. The second bedroom includes a charming bench window seating area and easy access to the well-appointed main bathroom. Ideal for families or those seeking proximity to New Farm's cosmopolitan attractions, the townhouse also includes a secure single garage and off-street parking for a second vehicle. Additional features include security screens, air-conditioning throughout, and quality window dressings. Step outside and discover a kaleidoscope of lifestyle experiences. Savour local cuisines, stroll through New Farm Park, enjoy cultural performances at the Brisbane Powerhouse theatre, indulge in retail therapy along James Street, or soak in the waterfront ambiance of the Howard Smith Wharves precinct. For journeys further afield, the nearby Riverwalk, CityCat, and bus services offer seamless access to Brisbane's CBD and beyond. This exceptional residence falls within the catchment areas of New Farm State School, Fortitude Valley State Secondary College, and Kelvin Grove State College. It is also a short distance from All Hallows' School, Saint Joseph's College, Brisbane Grammar School, and Brisbane Girls' Grammar School. Additionally, QUT's Kelvin Grove and Gardens Point campuses, UQ's Saint Lucia, and TAFE Queensland's South Bank campuses are easily accessible. Don't miss this exclusive opportunity to immerse yourself in the lifestyle so many long for. Call to arrange an inspection today and take the first step toward your dream home. 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.