

**5/169 Merthyr Road, New Farm, QLD, 4005**

Place. 

**Unit For Sale**

Wednesday, 14 August 2024

5/169 Merthyr Road, New Farm, QLD, 4005

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**

## Love The Location, Embrace The Lifestyle

Auction Location: In-Room Auction: Place Auction Rooms, 10 James Street Fortitude Valley QLD

This is fresh and funky New Farm living at its best, with this three-level apartment delivering leafy, light, spacious and secure living while offering exceptional proximity to New Farm Park, a host of café, dining and retail hotspots, kilometres of riverside walkways, the Brisbane Powerhouse and so much more.

Positioned within a boutique complex of only six apartments, you will love the living area's ultra-high ceiling and connected outdoor living areas, the versatile mezzanine level, perfect for that home office or studio, and the clever spacing of bedrooms, ideal if you're sharing or have children.

Whether buying to live in or to lease out, the apartment's creative layout and inbuilt storage, and the inclusion of four split system air-conditioners, warm timber floors and well-placed windows make this apartment functional, comfortable, private and different from the rest.

Entering via the securely enclosed parking area or coded, visitor access gate, a timber boardwalk takes you to the front door. Filled with natural light, each level looks and feels simply serene, with the open plan living and dining area, one floor up, having a tiled outdoor entertaining space and a second balcony, both with northerly aspects.

The modern kitchen has smooth stone benchtops and sleek glass splashbacks, stainless steel appliances including a gas cooktop, under bench oven and a dishwasher, ample storage and good ventilation thanks to two window openings.

Stairs connect each floor, with the bedrooms, bathrooms and European-style laundry on the lower of the three levels. Each bedroom has built-in wardrobes and easy-care timber plank floors. Bedroom One has a walk-in wardrobe and an ensuite, while Bedroom Two has an exclusive use tiled patio. The main bathroom has a shower-over-bath combination for convenience.

Overlooking the living area and outdoor terraces, the mezzanine is a brilliant, multi-purpose space for those who work or study from home. It can be adapted for use as an additional accommodation area or utilised as a media or games zone. There is a wall of built-in storage, solid timber floorboards, raked ceilings and a semi-private loft feel.

Parking is provided for one vehicle undercover in the securely accessed ground floor car park, however, this is a location where you'll cherish the opportunity to walk, cycle or catch the frequently running buses, with the closest stop only a couple of doors down.

Rich with lifestyle options, this inner-city address is only 160 metres from riverside cycleways and walking paths, with the beautiful playground and picnic areas, recreational facilities and dog park of New Farm Park and the adjoining Powerhouse Park, a favourite for locals and visitors alike.

Find your preferred coffee spot, stroll up to Merthyr Village with its Coles Supermarket and New Farm Deli and Café and head to trendy James Street for some retail therapy or dinner with friends. It's all within easy reach.

Features of this property include:

- Well-positioned apartment in a small complex
- Suit owner-occupier or investment proposition (currently leased until 16/7/25 @ \$720pw)
- 2 bedrooms plus a versatile mezzanine level

- Light, central living level with vaulted ceiling
- 2 tiled outdoor areas with northerly aspects
- Mezzanine ideal as a home office or media area
- Modern kitchen with stainless steel appliances
- 4 high wall split system air-conditioners, fans
- Main bedroom with walk-in robe and ensuite
- Second, well-separated bedroom with balcony
- Ample built-in storage throughout, timber floors
- Single car space within a secure parking area
- Tranquil common area courtyard and gardens
- Coded visitor gate access, visitor parking space
- Short walk to Brisbane River walkways, parks
- Cafés, restaurants and Merthyr Village nearby
- 45m to bus stop to city, Howard Smith Wharves
- Easy access to major arterials and Brisbane Airport
- New Farm SS and Kelvin Grove SC Senior catchment

You'll be impressed with this small complex's generous proportions, leafy outlooks and unbeatable location. Contact me today for more information and to arrange an inspection of this outstanding apartment.

Information regarding the body corporate's relevant by-laws, owner contribution levies and insurance coverage details for 169 Merthyr Road are available upon request.

#### 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

#### Disclaimer:

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