

**6/41 Griffith Street, New Farm, QLD, 4005**



**Unit For Sale**

Monday, 23 September 2024

6/41 Griffith Street, New Farm, QLD, 4005

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## Prized riverfront living

The most beautiful location in New Farm, where uninterrupted Brisbane River frontage is enjoyed from a peaceful cul-de-sac position metres from parkland and a Sydney Street ferry. Locals will know this tightly held 'Hermitage on the River' complex, of only 13 residences, for its beautiful architecture and longstanding presence along the popular Riverwalk.

No. 6 has been tastefully renovated across a functional layout offering two deep balconies to soak in the river glimpses. It's listed as a one-bedroom, one-bathroom residence, yet feels so much more expansive due to its superior design and construction.

Tall arched windows welcome the outside into a freshly repainted open-plan interior, decorated with polished timber flooring and framed by high ceilings which highlight the scale of space. The main bedroom, with its own deep private balcony and built-in storage, runs off one side of the living/dining/kitchen area which also extends onto its own large covered outdoor entertaining balcony.

Also featuring the likes of a study nook and secure parking, as well as the luxury of resident-only use of a private jetty, sizable swimming pool and BBQ facilities.

Incomparable in regards to address, lifestyle and quality, No 6. Griffith Street offers but is not limited to;

- Renovated 'Hermitage on the River' residence
- Large covered balconies off the main bedroom and open-plan living/dining
- Spacious kitchen with breakfast bar and wine fridge
- Open-plan living and dining with a study nook and built-in storage
- Large bathroom renovated to appear as new with laundry
- Polished timber flooring, freshly repainted, air-conditioning, ceiling fans
- Residents-only private jetty, swimming pool and BBQ facilities
- Secure parking, intercom security, lift access, established gardens
- Positioned on the Riverwalk and just metres from a Sydney St ferry
- Walk/cycle to the CBD, Howard Smith Wharves, New Farm Park and James St

To obtain further information or to arrange a private inspection, please contact Tom Lyne on 0423 696 862.