

8/497 Bowen Terrace, New Farm

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Charming Top-Floor Apartment in Prime New Farm Location — Walk to River, Park & Shops

FOR SALE
Offers over \$769,000

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AGENCY
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Positioned in a boutique complex of just 8, this ultra-desirable top-floor apartment blends timeless character with modern comfort — offering a rare lifestyle opportunity in one of Brisbane's most sought-after suburbs.

Filled with natural light and rich in charm, the home features classic design elements including soaring high ceilings, polished hardwood floors, French doors, ornate picture rails, wall panelling, and vintage brass light switches. Whether you're a first home buyer, investor, or downsizer, this move-in-ready residence is a perfect fit.

The practical floorplan includes:

- A spacious open-plan living and dining area
- A versatile enclosed sunroom ideal as a home office or reading nook
- A well-appointed kitchen with updated gas cooking and plenty of storage
- Two generously sized bedrooms, with the main opening to a private balcony

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- A neat and tidy bathroom
- A separate internal laundry
- Easy access to the apartment by dual staircases (front and back)

Freshly updated with neutral paintwork, brand new carpet, quality window furnishings, and air-conditioning, the home offers an immediate sense of comfort and style.

Location Highlights:

Enjoy unbeatable walkability with New Farm Park, Merthyr Village, the Brisbane River Walk, and Howard Smith Wharves all just moments from your door. You'll also benefit from easy access to public transport (bus, ferry, and rail) and placement within the coveted New Farm State School catchment.

Additional Features:

- Quiet top-floor position in a recently repainted, well-maintained complex
- Affordable body corporate fees
- Vacant and ready for immediate move-in or rental
- No exclusive car park, but easy parking on the street

Don't miss this rare opportunity to secure a character-filled home in a blue-chip location.

For more information or to arrange an inspection, contact Daniel Waters today.

Key Information:

Year Built: Circa 1930's

Units in Complex: 8

Aspect: South/East

Council Rates: \$550.80/Qtr approx.

Body Corporate Fees: \$815.62/Qtr approx.

Current Sinking Fund Balance: \$13,876 approx.

Rental Return: \$625-675 per week approx.

School Catchments: New Farm State School, Fortitude Valley

Secondary College

MORE DETAILS

Property ID	3AWMF1R
Property Type	Unit
Including	Study
	Air Conditioning
	Toilets (1)
	Balcony
	Floorboards
	Liveability

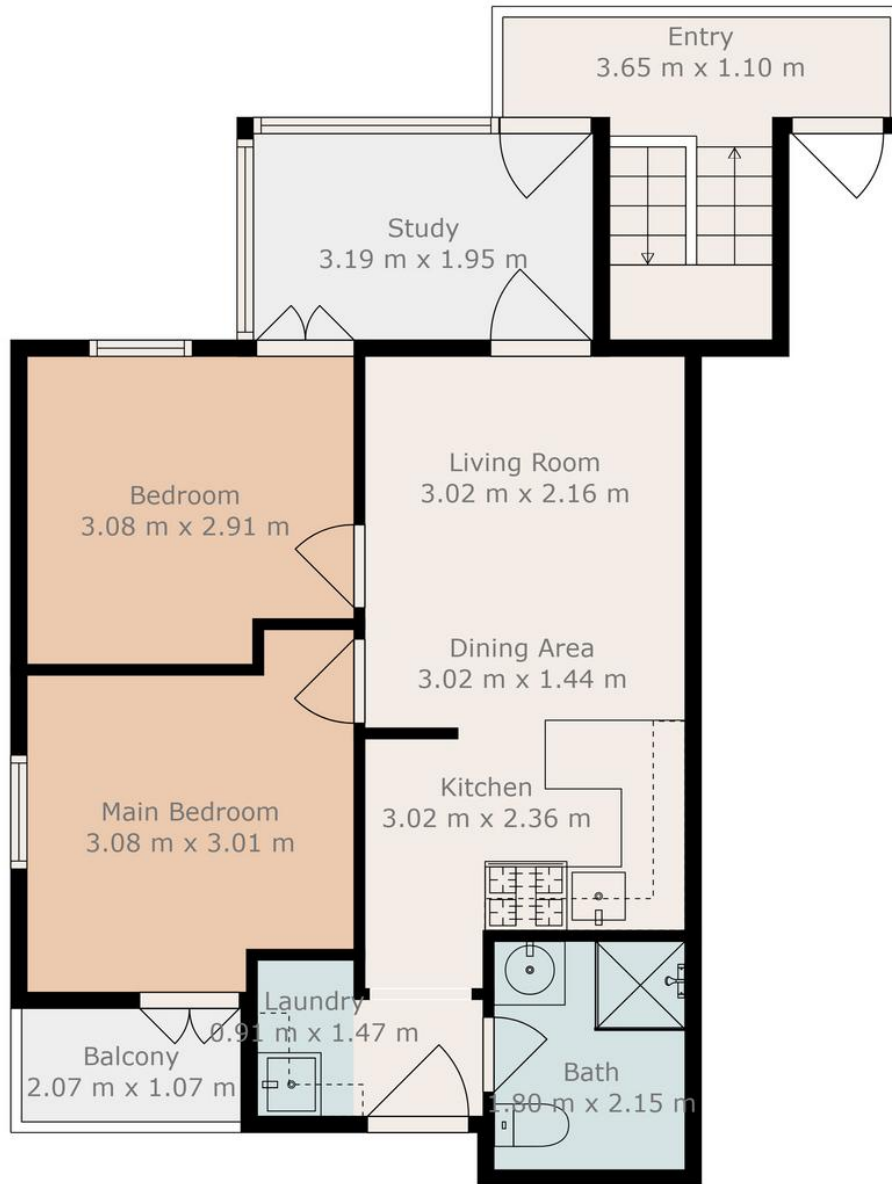
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Whilst every attempt has been made to ensure accuracy,
Floor Plans are representative and should be used as a guide only