

# 147 Terrace Street, New Farm, QLD, 4005



## House For Sale

Friday, 15 November 2024

147 Terrace Street, New Farm, QLD, 4005

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Karl Gillespie

## Knockdown Ready, 857m2 Inner City Development Site

Positioned within the highly desirable suburb of New Farm, this exceptional 857 sqm parcel of land offers an unparalleled development opportunity. Zoned for Low-Medium Density Residential (LMR2 - 2/3 storeys), this immense block is splitable, presenting builders, investors, and developers with an enviable chance to craft a grand two or even three-storey residence, or multiple homes in one of Brisbane's most sought-after locales. Just moments from prestigious schools, seamless public transport options, and a wealth of elite dining, shopping, and entertainment precincts, this site promises the potential for breathtaking city views and an upscale lifestyle in the heart of Brisbane.

### Summary:

- Rare 857 sqm splitable block ideal for LMR2 (Low-Medium Density, 2/3 storeys) development
- Pristine inner-city position with endless potential for a luxury residence or multiple dwellings
- Phenomenal city views achievable with a grand, elevated build
- Conveniently close to elite schools, top-tier shopping, dining, and entertainment venues
- Prestigious New Farm locale, only minutes from the Brisbane CBD

Set along a picturesque, tree-lined street in one of Brisbane's most celebrated suburbs, this sprawling 857 sqm block is brimming with possibilities for astute investors, visionary developers, and discerning home builders. The large, splitable lot is zoned for Low-Medium Density Residential (LMR2), granting the flexibility to create a single impressive residence or subdivide for additional dwellings, ensuring a high return on investment.

Currently, the block hosts a sizeable double-storey brick home, ready to make way for a magnificent new build that could offer spectacular city vistas from its lofty upper levels. With the freedom to craft an iconic, spacious two or three-storey haven, this block is the ultimate blank canvas for your grand designs.

Situated in a sensational inner-city setting, this property grants its fortunate residents access to an array of first-rate amenities and a lifestyle steeped in leisure and convenience. Here, you can easily stroll to nearby bus stops, prestigious schools, lush parks, the ferry, childcare centres, local shops, and key entertainment and dining districts.

Just minutes from Howard Smith Wharves, Gasworks Plaza, and Brisbane Powerhouse, the options for world-class dining, thrilling entertainment, and retail therapy are endless. Whether you're climbing the corporate ladder or enjoying Brisbane's vibrant nightlife and recreational offerings, this location has it all, just minutes from the CBD.

- 160 m to bus stop
- 260 m to New Farm State School
- 600 m to Teneriffe Park
- 850 m to Howard Smith Wharves ferry terminal
- 1.1 km to Little Ducks Childcare New Farm
- 1.2 km to Howard Smith Wharves precinct
- 1.2 km to Merthyr Village Shopping Centre
- 1.3 km to Fortitude Valley State Secondary College
- 1.4 km to Fortitude Valley Train Station
- 1.4 km to Gasworks Plaza
- 1.6 km to Brisbane Powerhouse
- 3.4 km to Brisbane CBD

This property is a once-in-a-lifetime opportunity for investors, developers, or home builders seeking to create something spectacular in one of Brisbane's most desirable locales. Don't miss your chance to secure this exceptional block in New Farm and realise your vision for a premier residence or lucrative development site. Contact Karl Gillespie today to find out more about this phenomenal opportunity and begin your journey toward crafting a legacy in Brisbane's vibrant heart.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

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