

# 223 Kent Street New Farm



## Quintessential Queenslander with Hidden Gem

For the first time in over 20 years, an incredible opportunity has presented for a fortunate buyer to secure this 506 m2 block of precious real estate in the heart of New Farm.

Situated on the highly coveted Kent Street, "Glencoe House" is a beautiful three bedroom archetypal Queenslander. At the front of the house, you are greeted with a striking red stairwell, which leads to a spacious front verandah overlooking the peaceful street. The top level of living showcases its exemplary characteristics with ornate architraves, polished timber floorboards and high ceilings. All three bedrooms are generous in size with the main bedroom featuring a walk in wardrobe and en-suite bathroom. The large open-planned kitchen has ample storage, which opens into separate dining and lounge rooms.

4 BED | 4 BATH | 5 CAR

\$1,750,000 Negotiable

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Approximate Gross Internal Area  
 House (Including Garage) = 282.5 sq m / 3041 sq ft  
 Granny Flat (Excluding Car Accom) = 101 sq m / 1087 sq ft  
 External Area (Including Car Accom) = 204.9 sq m / 2205 sq ft  
 Land Size = 506 sqm / 5446 sq ft

Floor plans are for illustrative and marketing purposes only. Whilst every attempt has been made to ensure their accuracy, all measurements, positioning, fixtures, fittings and any other data shown are approximate. Leading Shots makes no guarantee, warranty or representation as to the accuracy or completeness of this plan and any prospective buyer should conduct their own independent investigation prior to purchasing.

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ROSA CARCIONE  
 New Farm