

**12/1049 Wynnum Road, Cannon Hill, Qld 4170**



**Sold Unit**

Wednesday, 28 February 2024

12/1049 Wynnum Road, Cannon Hill, Qld 4170

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Kylee Harnisch  
0738999999

**\$615,000**

Luxe living, lift access & quiet cul-de-sac frontage Capturing quiet, leafy outlooks over Ludwick Street, this stunning modern apartment unlocks a fabulous low-maintenance lifestyle with lift access, luxe appointments, and a huge balcony from which to entertain. Situated just a short stroll from major retailers at Cannon Hill plaza, this exciting address enjoys effortless access to city-bound buses & trains, as well as motorways linking swiftly to the CBD, Airport, and coastlines. Designed to provide distinct areas of private retreat, this clever apartment thoughtfully separates two bedrooms at opposite wings of the home, with its stunning master enjoying the luxury of a walk-in robe, ensuite, and al fresco access. Creating an everyday haven for its residents, light-filled open plan interiors spill out onto a deep balcony spanning the entire width of the apartment, whilst a sleek and sophisticated kitchen awaits the budding chef with quality modern appliances, gleaming stone benches, and impressive storage. Well-suited to professionals, downsizers, and those waiting to jump on the property ladder, it's also an excellent investment prospect with a quality tenant in place who would love to stay. Highlights include: • Kept cool with air con, CrimSafe screens, easy-care tiles • Secure car parking on garage level (entry from Ludwick St) • Tagged access to carpark, lift, building entry • Currently tenanted at \$510 per week until May 2024 Fronting a quiet cul-de-sac, this wonderful position lends easy access to dining, retail, The Carport Cafe, and lifestyle precincts amongst Rivermakers HQ, Bulimba, Hawthorne, and Westfield Carindale. Close to local gyms and quality childcare and schools including CHAC, St Oliver Plunkett, it's also moments from excellent outdoor facilities including Murarrie Recreation Ground, and Bill Cash Memorial Park. Rates \$480.95 per quarter BC - \$5390 per annum approx