

**1454 Wynnum Road, Tingalpa, Qld 4173**



**House For Sale**

Tuesday, 21 May 2024

1454 Wynnum Road, Tingalpa, Qld 4173

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 798 m2**

**Type: House**



Joshua Kim  
0730598600



Miranda Cheang  
0450616681

## Auction

IN ROOM AUCTION DATE: Wednesday 12 June 2024 @ 5:00 PM ADDRESS: G4/1 Centre Place, 467 Underwood Rd, Rochedale South QLD 4123\*The Auction will be taking place at our Ray White Rochedale Office, please DO NOT go to 1454 Wynnum Road\*Positioned on a massive 798m<sup>2</sup> allotment in one of Brisbane's most prized blue chip suburbs boasting absolute convenience for families and booming potential for investors and developers, this charming brick cottage style home presents a once in a lifetime opportunity for discerning homeowners and investors. Oozing with potential to subdivide (STCA) by keeping the current property and building another one in the back of the property or demolishing the current property and building 2 brand new homes on this massive allotment ensuring maximum return on investment making it ideal for developers seeking their next project or families searching for a functional home with side access. In a highly sought after pocket of this suburb, lifestyle opportunities are abundant with the home situated close to family friendly parks, playing fields, café precincts and the Manly and Wynnum foreshores. The main property itself is a rendered cavity brick build oozing with modern cottage style charm. Upon entry, you'll be delighted to find 4 generously appointed bedrooms and 1 bathroom for the whole family. Airy and light-filled, the bedrooms are complemented by large windows and quality hardwood floors throughout the formal sitting room, modern functional kitchen and the open plan living area. For added relaxation, the property has been fully fitted with smoke alarms and air-conditioning to get you through those hot summer days! Retreating to the rear of the property, you will find a detached studio/office with tiles throughout allowing for potentially a separate granny flat for those looking for dual living opportunities or for investors looking for maximum yield. Attached to the studio are dual patios perfect for outdoor entertainment leading out to the massive fully fenced back yard! For added convenience, there is off-road parking for 2 cars serviced by a carport. Location Highlights:- Tingalpa State School 650metres 2min by car 10min walk- Brisbane Bayside State College 3.5km 5min by car- Twins Parks Shopping Centre 650metres 2min by car 10min walk- Wynnum Plaza Shopping Centre 4km 5min by car- Closest bus stop at your doorstep (Stop Id 006203) Zone 2 Servicing 12 Routes- Kianawah Park 1min by car 10min walk- Murarrie Train Station 3km 5min by car- Gateway Motorway 500metres 2min by car- Brisbane CBD 13km 20min by car- Brisbane Airport 15.5km 20min by car These kinds of opportunities don't come by often. In a family-friendly environment, this home is central to all amenities and schools with the added convenience of transport options and routes. Whether you're a growing family, a young couple or an astute investor, 1454 Wynnum Road, Tingalpa is sure to tick all your boxes! Our instructions are clear - this property must be SOLD! To ensure that you do not miss out on this opportunity, register your interest today. Disclaimer: 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. If the property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.