

**27 Wyndham Avenue, Boyne Island, Qld 4680**

**House For Sale**

Friday, 14 June 2024



27 Wyndham Avenue, Boyne Island, Qld 4680

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 2**

**Area: 860 m2**

**Type: House**



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## Offers Over \$1,100,000

Nestled proudly atop the apex of Wyndham Avenue, one of Boyne Islands most desired streets, sits this unique custom designed family home overlooking Bray Park at the mouth of the Boyne River. With breathtaking water views, this brilliant residence is an exceptional find for families seeking a tranquil yet vibrant lifestyle with all the adventure and amenities you'd need right at your fingertips! The residence boasts 6 spacious bedrooms and multiple living areas inside and out, with a 350sqm+ (approx) floorplan set over 3 levels. Combined with the inground swimming pool and double bay shed this property is out to impress and is the first time on the market since it's construction! Don't let this opportunity drift away!

- 860sqm block with genuinely massive 350+sqm (approx) residence set out over 3 levels of flawless architecture and one-of-a-kind design. In fact, 27 Wyndham Avenue was the proud winner of the 'CQ home of the year' award for its price category in 2000!
- Earthy and beach colour tonnes throughout with recent internal paintwork.
- Grand double hardwood door entryway leads to the most spacious & central living areas with open staircase and extremely high ceilings which incorporate the upper level design.
- The lower living space is tiled and connects seamlessly to a number of areas including the kitchen, lower level bedroom wing, outdoor patio area and the floating staircase which leads to the upper level.
- An artful sliding timber door keep private the lower bedroom wing with 4 spacious bedrooms and a 3 way bathroom with separate shower and bath. The two front bedrooms have a great outlook overlooking Bray Park and the front gardens.
- The kitchen is exceptionally well kept with exposed timber finishes and ample bench and cupboard space. The kitchen connects well to both the tiled indoor living and the rear patio, a server window makes it perfect for entertaining and catering guests.
- Walk through the kitchen to find a spacious laundry with amply cupboard/bench space! This space connects to the side yard and sunken double garage with additional workshop/storage space!
- In walking up the internal floating staircase you will be greeted by a mezzanine/internal bridge with exposed cavities on both sides connecting to the lower level in an extremely unique way. At one end you will find the primary bedroom suite and on the other, a second living area which connects to the front balcony and a 6th carpeted bedroom.
- The primary bedroom has one of the best outlooks in the house, overlooking the adjacent parklands and river and will accommodate the largest of bedroom suites. The primary also boasts spacious walk-in-robe, ensuite with recent refurbishments, impressive in-built timber vanity and clawfoot bath.
- The second living area on the upper level would make for a fantastic kids retreat combined with the 6th bedroom that connects to it. From this room you can also access the elevated front balcony which takes in the unbeatable outlook we can't help but to keep mentioning! It is truly impressive and a fantastic spot to sit of a late afternoon with a cold drink watching the activity across the road.
- Through the rear sliding timber/glass doors is the extra wide tiled patio area which is truly large enough for 3 separate outdoor living suites! Offering loads of room for the family to spread out an have their own space. This space overlooks the flat yard space for kids and pets to play and is fully fenced.
- Follow the recently updated floating timber deck to the elevated solid concrete inground pool with improved seamless decking and it is here you will also find the double bay shed that overlooks the pool area!
- The shed is not accessible for vehicles however would make for an excellent pool house or simply utilized as storage/workshop.
- While the house is indeed impressive in a multitude of ways, by far the best feature is the properties proximity to the water, beach and Bray Park which offers 10 acres of river-side parklands including the Boyne/Tannum Boat ramp, skate park for the kids, loads of flat grassy shaded areas and walking tracks to go on for miles. It is TRULY an unbeatable position! This is the first time 27 Wyndham Avenue has hit the market since it's construction in 1999 and this exceptionally unique property in one of Queensland's most desired beachfront towns is a rare find indeed! Contact Luke Watts from The Watts Team @ LOCATIONS estate agents for details on the next available viewing or for further information! Council Rates - \$5,100 approx per annum Estimate Rental Appraisal - \$740 to \$780 per week\*\* Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property\*\*