

**31 Berrimilla Street, Manly West, Qld 4179**

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## Residential Land For Sale

Thursday, 16 May 2024

31 Berrimilla Street, Manly West, Qld 4179

Area: 405 m2

Type: Residential Land



Garry Price

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## Auction

Nestled in a whisper-quiet neighbourhood, within five minutes of the area's spectacular foreshore, an opportunity exists to savour the best of bayside living where sun-soaked dreams become a glorious reality. Encompassing a serene 405sqm block (approx.) with a coveted north-to-rear aspect that guarantees maximum natural light, this fortunate parcel of land awaits a new chapter, promising space for a harmonious haven of calm that allows every element to shine. Picture a coastal-inspired family home (STCA) where faultless functionality combines with exceptional craftsmanship to create a comfortable architectural delight, capturing cooling breezes from the water and glimpses of the street's magnificent poinciana trees. Will you include a sleek gourmet kitchen for the aspiring chef with state-of-the-art appliances? A soothing primary bedroom with a luxurious ensuite that every busy parent craves? How about factoring in room for a sunlit entertainers' oasis? This prized bayside suburb is renowned for its laid-back Queensland lifestyle, placing its residents within moments of scenic shorelines, bustling marinas, picturesque esplanade walks and the white sands of Pandanus Beach. Imagine weekends on the waterfront, visiting the Jan Powers Farmers Market, soaking up the area's thriving cafe culture, fishing off Wynnum Jetty or sampling fresh seafood at the beautiful Manly Boathouse with its panoramic sea views. When the summer is at its peak, Wynnum Wading Pool is ideal for a cooling seawater dip, while nearby Wynnum Mangrove Boardwalk is the perfect spot for those who love to immerse themselves in nature. The property is close to Wondall Heights State School, Wynnum State High and Moreton Bay College for ultimate convenience, plus there's easy access to Wynnum Plaza and the many shops surrounding Tingal Road. It's hard to believe that this village-like suburb is found within a short 11-mile drive of Brisbane's CBD, which is effortlessly reached via Wynnum Central and Manly stations or the Gateway Motorway. Reap the benefits of endless potential, prime convenience and enviable lifestyle living in this tightly held neighbourhood. Let's talk today.