

4/11 Florence st, Wynnum, Qld 4178

Sold Unit

Friday, 27 October 2023

4/11 Florence st, Wynnum, Qld 4178

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Nick Garcia

\$555,000

Modern and renovated in 2023 this amazing first level unit is only a stone throw away from the waterfront. This Unit has been transformed into a stylish and comfortable home. The neat and functional open plan living dining area and outdoor patio embrace the native tree outlook only a stones throw facing the esplanade. The modern well designed kitchen, soft closing functional drawers, Stainless Steel dishwasher, modern sink, gas cook top, large oven and space for a double door fridge, plenty of storage space. The modern paint scheme in Lexicon white presents a bright and modern Coastal feel throughout with crim safe fitted to windows for added safety and security. Accommodation comprises of two large bedrooms with built ins, remote light ceiling fans fitted throughout. The luxurious double glass shower recess allows for the spacious bathroom and laundry combined is perfect for unit living. A double tandem garage - which can also be used flexibly as a parking / work area / storage combination - also supports this unit. You don't need a car as bus connection is right outside your door and Wynnum Central train station and CBD is a brisk walk away. Shopping and entertaining is a pleasure with the abundance of café's and eateries all around, and for those who love to walk or cycle, the Wynnum Esplanade offers a great workout all the way through Manly to Lota Parkland. This is a secure complex with very attractive Body Corp fees with an amazing group of residents and body corp committee members. Come and enjoy the wonderful Bayside Lifestyle that Wynnum has to offer. Brisbane City Rates: \$483.07 per quarter Body Corp Rates: \$617.70 per quarter (01-10-23 to 31-12-23) Urban Utilities: \$550.74 per quarter (26-02-23 to 31-05-23) Charges on boundary meter at 15.64%