

**4/35 Jillian Place, Wynnum West, Qld 4178**

**Townhouse For Sale**

Wednesday, 17 January 2024



4/35 Jillian Place, Wynnum West, Qld 4178

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 143 m2**

**Type: Townhouse**



Brendan Bouton

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## Offers over \$649,000

Whether you're a first-time buyer, an investor, or simply looking to downsize, this townhouse offers exceptional value and endless possibilities. Wynnum West is a vibrant and established suburb known for its friendly community, excellent amenities, and ease of access to nearby shopping centers, several schools, Wynnum esplanade, parks and public transport. This location offers a perfect balance of lifestyle and convenience. Situated in a highly sought-after and extremely convenient location, this townhouse boasts a well-designed floor plan that maximizes space and functionality. The open-plan airconditioned living area flows from the kitchen & out to the covered alfresco, creating a warm and inviting atmosphere for both relaxation and entertaining. The spacious bedrooms are all airconditioned and have built in robes and ceiling fans. The townhouse also features a modern bathroom, complete with sleek fixtures and finishes that add a touch of elegance. The private courtyard provides a suitable space for pets (pending body corporate approval) and the opportunity for outdoor entertaining. LOCATION LOCATION:- 1 minute drive to Lindum train station- 1 minute drive to Goodstart Early Learning Centre- 2 minutes drive to Wynnum Plaza shopping centre- 3 minutes drive to Brisbane Bayside State College and Iona College- 3 minutes drive to Wynnum Golf Club- 6 minutes drive to Moreton Bay College- 7 minutes drive to the Wynnum Esplanade- 16 minute drive to Brisbane airport- 25 minutes drive to Brisbane CBD That sounds like everything you could possibly need within 16km's of your front door. PROPERTY FEATURES:- Open-plan living area and covered alfresco for relaxation and entertaining- Airconditioned throughout- Modern kitchen with stone bench tops and stainless steel appliances- Large bedrooms with built in robes, ceiling fans and airconditioners- Classy vinyl plank flooring downstairs + high quality carpet upstairs- Stylish bathrooms with sleek fixtures and fittings- Security screens- Remote single garage THE NUMBERS: Body corporate levies - approx \$60 per week. Council rates - approx \$386 per quarter. Rental appraisal - \$600-\$620 per week Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own inquiries.