

**413/986 Wynnum Road, Cannon Hill, Qld 4170**



**Unit For Sale**

Friday, 5 April 2024

413/986 Wynnum Road, Cannon Hill, Qld 4170

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 110 m2**

**Type: Unit**



Melissa Brown  
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## FOR SALE

Beautifully modern and brilliantly designed, this exceptional residence offers a lifestyle of envy - within walking distance of cafés, restaurants, supermarkets and specialty retailers, and minutes from the popular Hawthorne and Bulimba entertainment precincts. Positioned less than 10 kilometers from Brisbane CBD and with easy access to the Gateway Motorway and Cannon Hill Station, this property is a brilliant choice for first homeowners, professional buyers and investors alike. A ground-floor apartment with direct street access, this property boasts a wrap-around terrace, private gardens and a covered alfresco, perfect for those who love to entertain. Bright and spacious, the interiors offer open plan living and meals zones, with high ceilings adding an abundance of light throughout. The impressive kitchen will delight the home chef, with an island bench, stone countertops and stainless-steel appliances, while accommodation includes two bedrooms and two stylish bathrooms. Comfort is ensured, with air conditioning and ceiling fans installed throughout, while the secure complex offers basement parking for one vehicle. Inclusions:

- Open plan living and meals spaces, filled with natural light
- Covered alfresco for effortless indoor/outdoor entertaining
- Wrap-around terrace, private gardens and direct street access
- Kitchen with island bench, stone countertops and stainless-steel appliances
- Generous master suite with built-in robes and glass doors to terrace
- Stylish ensuite bathroom with extra-large walk-in shower
- Well-separated guest bedroom with built-in robes
- Guest bathroom with concealed laundry facilities
- High ceilings, split system air conditioning and ceiling fans
- Timber flooring and plush carpets throughout
- Single carpark in secure basement carpark
- Within walking distance of cafés, restaurants and Brewdog Brewery
- Minutes from Cannon Hill Plaza and Bulimba's Oxford Street
- Moments from Seven Hills Bushland Reserve and Minnippi Parklands
- Less than 10kms from Brisbane CBD, with easy access via Cannon Hill Station

We welcome your inspection! Disclaimer: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained herein. All information is provided as a convenience to clients. For enquiries, contact Melissa Brown on 0432 176 843