

# 49 Carlton Terrace, Wynnum, Qld 4178

## House For Sale

Friday, 3 May 2024

49 Carlton Terrace, Wynnum, Qld 4178

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 7**

**Area: 405 m2**

**Type: House**



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## Auction

Gazing across Moreton Bay, Port of Brisbane, and silhouettes of Moreton Island, this exquisite architectural sanctuary finds its place along the coveted upper reaches of Carlton Terrace - a location prized for its elevation and leafy surrounds, just steps from the coastline. Grand in its scale and level of finish, there is an elusive feeling of warmth still present in its design, culminating in seemingly endless living areas, captivating outdoor spaces, and dynamic dual-living-style layout, designed to evolve and adapt to every style and phase of family living. Contrasting beautifully against a sapphire-hued heated pool, its epic embrace of glass seamlessly blends a string of luxury appointments into the home, among them, a tantalizing 100 bottle wine-cellar and tasting room, an expansive high-clearance seven-car garage, and a sumptuous master featuring a walk-in robe, ensuite, and private balcony. Within the popular Manly SS catchment, its steps from Manly Village, Wynnum CBD and Manly train station, and just moments from Wynnum Manly Yacht Club.

- 2021 construction, Building & Pest report available for perusal
- Three phase power, tinted windows throughout, electric remote blinds
- Advantage Air & My Air smart system, temperature sensors for each room
- High ceilings throughout, soaring up to 3.5 metres
- Security cameras, MyQ deadbolt auto garage door
- Dual instantaneous gas hot water systems, sump pump
- Smoke & Co2 detectors in garage
- Top-floor kitchen feat. stone benches, dual pyrolytic ovens
- Kitchen also features butler's pantry, stone island bench with seating
- Master feat. walk-in robe, balcony, and ensuite with stand-alone bathtub
- Second upper level bedroom also feat ensuite & balcony
- Heated pool for year-round enjoyment, serviced by automatic cleaner
- High-clearance garage, suited to caravans, boats, trailers, jet-skis (7 cars)
- Coveted Manly SS catchment, easy access Moreton Bay Colleges
- Close to famed local dining spots incl. The Arsonist, Adelita, Boat Club
- Walk to Manly train station & Wynnum CBD

The seller reserves the right to sell on or before the auction date at their own discretion without prior notice. All parties should rely on their own investigations to validate this information as we cannot guarantee it. We have diligently and conscientiously undertaken to ensure it is current and accurate, however, we do not accept any liability of any inaccuracy or misstatement. No price guides can be given and the buyer needs to conduct their own research/due diligence to determine a suitable value, it is imperative to emphasize that any decision-making regarding the final decision on pricing should be made after conducting your own thorough research and assessment.