

**11 Ringtail Place, Wynnum West, Qld 4178**

**Raine&Horne.**

**House For Sale**

Thursday, 11 April 2024

11 Ringtail Place, Wynnum West, Qld 4178

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 820 m2**

**Type: House**



Margaret Vote  
0411521747



Chris Vote  
0733487555

## Expressions of Interest

11 Ringtail Place Wynnum West offers quiet privacy with multiple indoor & outdoor entertaining areas surrounded by lush exotic tropical gardens with refreshing crystal clear pool and two genuine along-along Bale huts with fairy lights ... a beautiful home and perfect environment for children to swim that also allows a couple to read or relax with a glass of wine or beer or a cocktail and unwind at any time of day or night ... and true Balinese resort feeling!!! This executive 2 storey home is situated on a 820m<sup>2</sup> block with extensive landscaped gardens, private courtyard with water tank and shed and plenty of room off road for extra vehicles plus the benefit of a quiet street with long term neighbours and properties not often sold ... with convenience almost at your fingertips! Location is amazing with proximity to Wynnum Plaza shops, gym, easy access to public transport and airport, walk to schools, sporting venues, close to the Bay & waterfront facilities, flood-free top of hill position, quiet cul-de-sac and underground services, no powerlines. Only 4 minute drive to Manly Harbour Village for weekend markets & Marinas including Royal Qld Yacht Squadron, Manly Harbour Boat Club, Wynnum Manly Yacht Club & East Coast Marinas ... the very best of Bayside Living! By appointment only 5pm viewing this Saturday 13th April Don't hesitate making a move on this beautiful property call Margaret or Chris to arrange your time to view ... as there is so much more than meets the eye in this home ... and there simply isn't another one to compare!

Featuring • executive 2 story home 390m<sup>2</sup> on 820m<sup>2</sup> land • contemporary one off design by Fox & Bell • extensive Balinese style landscaped gardens • award winning solar heated pool • absolutely private resort style living • all climate living backed up by aircon & open fireplace • 3 bedrooms plus study/4th bedroom • resort standard ensuite double shower & walk-in robe • quality main bathroom & powder room • fully equipped laundry with miele appliances • multiple living areas inside & outside • expansive weather proof outdoor areas • audio visual system & large screen to media living • 2 along-along Bale huts in tropical pool setting • large Bale for entertaining - small Bale for quiet times • rumpus downstairs - in home theatre upstairs • fully renovated kitchen - miele appliances • entertaining decks off living & kitchen • fully screened - insect & crimsafe • remotely monitored home alarm system • integrated lighting & switching for convenience • lots of storage areas - plus garden shed & water tank • long term history of termite-free management • double garage with remote access • room for off street parking Unique one-off architectural designed home by Fox & Bell with Award winning pool ... everything is built for excellence ... open plan, easy flow through various areas, all climate living backed up by aircon & open fireplace, unique entertaining areas seamlessly integrated with lighting and switching for maximised convenience ... and this immaculately presented home has had sole owners since completion ... this is a much loved home built & cared for diligently!! Elevated upstairs living with dining and media opening out to spacious entertaining front deck with privacy, breezes and fantastic sunset views towards Gateway Bridge, City & mountains beyond and smaller back deck off kitchen has lush treetop views overlooking pool ... perfect decks for all seasons and reasons! Master bedroom with ensuite has fantastic garden & pool views to wake up to with seamless transition from bedroom to pool thru courtyard... all resort standard featuring full height stone surfaces, double shower and double skylights providing lots of natural light ... this is my favourite room after all the other favourite spaces ... so many to choose from ... this is truly a dream home! Supporting Technology - Kitchen & laundry have high end Miele appliances, upstairs has integrated audio-visual system including large screen home theatre, good internet speeds and Foxtel satellite dish installed. Remotely monitored home alarm system and crimsafe screening to most windows & doors, termite-free management system installed & professionally monitored, private driveway access provides additional security. SEEING IS BELIEVING - A WORLD APART - EXQUISITELY BEAUTIFUL & PRACTICAL IN SO MANY WAYS!