

**13 Berringar Street, Wynnum, QLD, 4178**

**House For Sale**

Thursday, 1 August 2024

**BAYSIDE**  
PROPERTY AGENTS

13 Berringar Street, Wynnum, QLD, 4178

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Renovated Cottage with Big Backyard and Unlimited Potential

Offering the perfect blend of charm and potential, this character-rich c.1920 cottage boasts a great location on a wide street close to Manly State School, transport, and the waterfront.

Seamlessly merging contemporary style with classic period details, the renovated residence is beautifully presented and offers the opportunity to add value in the future by raising or extending the house into the big backyard (STCA).

Experience the timeless appeal in the open living and dining area, which features traditional timber floors, casement windows, 2.9m ceilings, and a warm, welcoming ambience. The floor plan flows into the sunroom/study and the stylish new kitchen, crafted with large stone benchtops, brass fittings, and modern Smeg appliances, including an oven, induction cooktop, rangehood and integrated dishwasher.

Gazing over picturesque greenery, the private entertainer's deck rests below a canopy of mature trees and captures city glimpses, which can be enhanced by landscaping or raising the residence. Filled with the sounds of breezes and leafy views, this relaxing hideaway overlooks the big backyard, boasting plenty of room for kids and lots of space to add a swimming pool, expand the entertaining zone, or extend the home (STCA).

Additional features include:

- 3 bedrooms with built-in robes and ceiling fans
- Updated bathroom with a spa bath and separate powder room
- Additional toilet and laundry downstairs
- Remote lock-up garage and under-house storage area
- Concealed spacious attic storage
- Air-conditioning in the living area
- 5,000L water tank with a pump
- Fully fenced 405sqm block with a side gate

Close to every amenity, this home offers a marvellous lifestyle. Just 1km from the foreshore, you can walk, cycle and run along the bay, take kids to the waterfront parks, playgrounds, and wading pool, and launch your boat from the marina. Only 1km from Manly Harbour Village and Wynnum CBD, the bayside's best cafes, restaurants, bars, shops, supermarkets, cinema and weekend markets are on your doorstep. Close to private schools and only 550m from Manly train station, 800m from Manly State School and 900m from Wynnum State High School, this position is perfect for families and city workers.

Please contact agent for rental appraisal.

Disclaimer: This property is being sold without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.