

**30 Granada Street, Wynnum, Qld 4178**



**House For Sale**

Sunday, 23 June 2024

30 Granada Street, Wynnum, Qld 4178

**Bedrooms: 4**

**Bathrooms: 2**

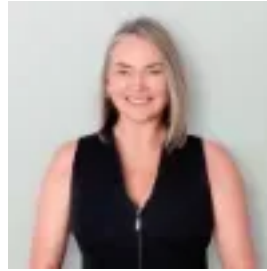
**Parkings: 4**

**Area: 405 m2**

**Type: House**



David Lazarus  
0414723531



Renee Brace  
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## Auction

Discover modern living at its finest in this exquisite four bedroom family home. Perfectly blending style with functionality, this residence offers an unparalleled lifestyle for discerning families. Situated in a quiet pocket of Wynnum surrounded by quality homes this property is sure to meet the requirements of many. Perfectly positioned just moments from Wynnum foreshore, the gateway to Moreton Bay, Wynnum Bugs sporting facilities, Wynnum Bowls Club, parks including Wynnum dog park, cycle paths, parklands and Wynnum Mangrove Boardwalk. Boasting a seamless open plan living space incorporating a gourmet kitchen with gracious living and dining on the lower level that spills out to the expansive alfresco area, perfect for entertaining guests or relaxing with family. A generous yard provides plenty of space for children and pets to play freely, complemented by a sparkling in-ground pool for summer enjoyment. Lower level features include: - Enough car space for the whole family with a double car port and double garage with internal access- Spacious open plan living with bespoke cabinetry- Gourmet kitchen featuring stainless steel appliances including a Westinghouse 5 burner gas cooktop and electric oven, Fisher & Paykel dishwasher, walk in butler's pantry, expansive Island bench with stone benchtops, and ample cupboard and bench space- Spacious laundry and powder room- Concertina doors that open out completely to seamlessly blend out door and indoor living to the undercover entertaining area- Built in BBQ and outdoor kitchen Upper level features include: - Four generous sized bedrooms with built in wardrobes including the luxury master suite with walk in wardrobe, ensuite and front balcony capturing cooling the bay breeze- Spacious family room an ideal retreat for both kids and parents alike- Functional family bathroom with quality fixtures- Bespoke home office/study with custom built desks providing the ideal space to balance work life with home life Additional features include: - 405m<sup>2</sup> block- Ducted air-conditioning and ceiling fans for year-round comfort- 6.5kw Solar System with 3 phase power- Solar hot water with heat pump- Internal security alarm and security camera system- Low maintenance engineered timber flooring on the lower level, carpeted upper level- Plantation Shutters - Sparkling in-ground saltwater pool- Garden space for kids and fur babies to play- Garden shed and pool shed - Conveniently located just a short drive to Wynnum CBD, offering an array of cafes, restaurants and local shopping precinct- Walking distance to Wynnum Waterfront, Wynnum boat ramp, Greene Park, Adelita Wine Bar and Little Cedar Store- Easy access to public transport with rail and bus links direct to Brisbane CBD, direct access to the Port of Brisbane, Gateway Arterial and Brisbane Airport - Within Wynnum State School and Wynnum State High School Catchment and close proximity to some of Brisbane's finest private and state schools including Iona College

**DISCLAIMER:** In preparing this information, we have used our best endeavours to ensure that the information contained therein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own council and financial inquiries to verify any information contained herein. 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.